

Welcome to



More than a Place to Live...



Vermont's First Traditional Neighborhood Development, South Burlington, Vermont



*W*elcome to **South Village**, a neighborhood of single-family homes and townhomes in the heart of Vermont's beautiful Champlain Valley. South Village was designed from the ground up to bring together two of Vermont's most cherished traditions: open space and village living.

The homes at South Village are surrounded by 150 acres of common land that have been conserved for agriculture, wildlife and recreation. There is open space for walking, nearby paths for cycling and cross country skiing, a 12-acre working organic farm, and community gardens for all who are interested. Quiet streets and meandering sidewalks weave homes into neighborhoods where friendships flourish.

Come and discover the homes, the views, the farm and the community that make South Village such a great place to live.

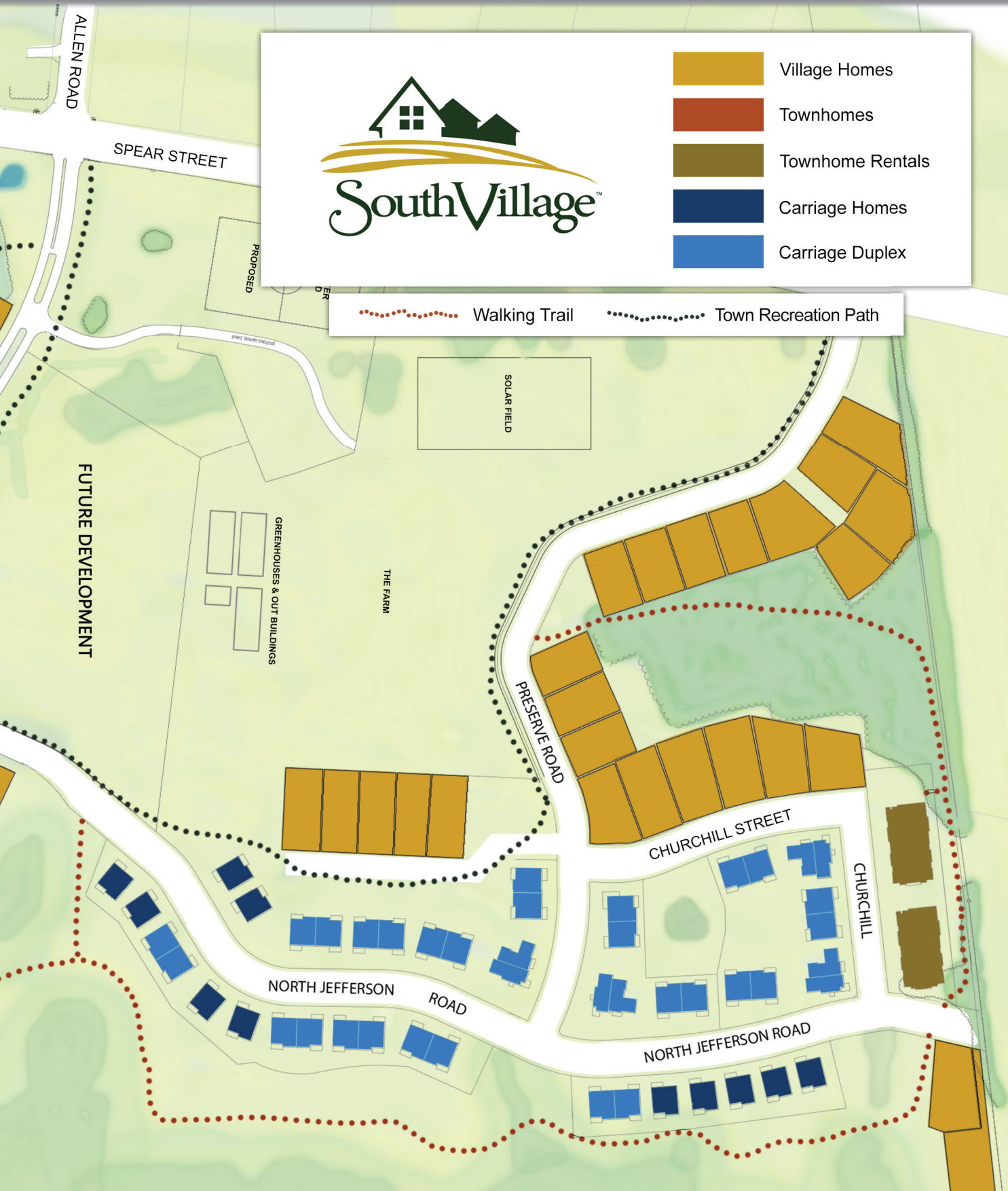


Traditional Neighborhood Development

A **Traditional Neighborhood Development, or TND**, also known as a Village-style Development, includes: a variety of housing types, a mixture of land uses, an active center, a walkable design within a compact neighborhood scale area. South Village is carefully designed to promote neighborhood connectivity, front porches, sidewalks, recreation paths, and common land areas all of which contribute to the design and walkability of a connected & friendly village neighborhood feel. With varied housing types from single family homes, multi-family homes, Townhomes, and apartments, there's something for just about everyone in all stages of life. South Village is unique in it's class as it a TND that's an Agrihood and Conservation Community too.

South Village offers a quality of life that's rarely found in today's world. Like rural Vermont, it has open land and a working landscape. Like the suburbs, it offers convenience and autonomy. And like a Village, it has beautiful homes with neighbors to connect with.







	Village Homes
	Townhomes
	Townhome Rentals
	Carriage Homes
	Carriage Duplex

Walking Trail
 Town Recreation Path



The Farm at South Village

At the heart of South Village is a 12-acre organic farm that plays a vital role in connecting South Village residents to local food production, land stewardship programs, open space with amazing views and a seasonal community space for everyone to gather.

An Agrihood is a community that is situated among or around a farm. Agrihoods fulfill a need for people who want open space and fresh air, and lush fields of organic crops near an urban center. South Village is an Agrihood whose center has an organic farm growing flowers, herbs & vegetables, and chickens; offering residents raised beds for gardening & composting of organic waste. The Farm is also a social hub for neighborhood gatherings and offers learning and volunteer opportunities. Programs are offered by subscription annually.

In 2008 the **South Village Stewardship Foundation**, a private 501(c)(3), was created to support the land management plan incorporated into South Village Bylaws for the agricultural and conservation land programs at South Village. Funding for the Foundation comes primarily from two sources: One half of 1% of the purchase price of lots and homes at South Village paid by the Seller per the Declarations of South Village for all home sales in perpetuity; and secondly revenues from private donations or grants. All donations are tax-deductible. The South Village Stewardship Fund Board is very active and involved with all aspects of the Land Management Program and meet regularly. South Village Residents are encouraged to be part of the conservation conversation.



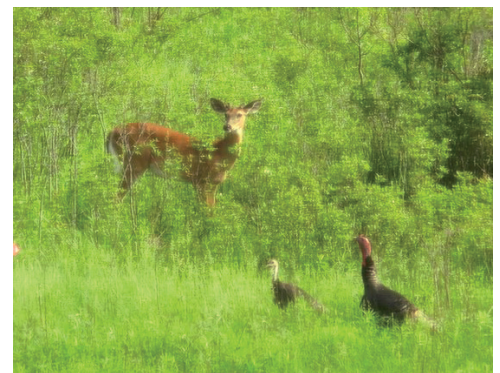
Conservation Community

A **Conservation Community** is a group of individuals and families living in a community who are committed to saving large parcels of land from ecological degradation. This land can be forested land, agricultural land, wetland or any other type of land that needs protecting from high-impact development.

Protecting the land and honoring its agricultural heritage is at the heart of what South Village is all about. By clustering the homes into a compact village footprint, South Village has conserved and protected 150 acres of open space. This responsible, sustainable development strategy provides South Village residents with some wonderful benefits:

- 150 acres of woodlands, wetlands and meadows, home to an abundance of wildlife including hawks, wild turkeys, fox and deer.
- A 12-acre farm producing organic fruit, herbs, vegetables, honey and eggs.
- A 1 acre on-site photovoltaic solar array that generates clean energy.

South Village Bylaws govern these lands and the neighborhood to ensure a chemical and pesticide free, organic environment. Low water use & conservation practices are encouraged. Boundaries and respect for the land guidelines are incorporated for pets & people both living and visiting. Organic only lawn treatment is an example.





Preferred Builders



Sterling Construction has been building award-winning custom homes for more than three decades. They are members of the National Green Build Certificate Program. The team is dedicated to quality workmanship, customer service, and positive environmental practices. For Sterling Construction, quality of life begins with quality living – which they take great pride in providing for their clients. The style of their homes is generally traditional – but the details of construction are anything but. From the design process through the excitement of building to selecting the final finishes - Sterling strives to care for their clients every step of the way. The strength and long-standing reputation of Sterling goes back generations and with a recognition that an exceptional home does not just happen – without exceptional people. Quality of life begins with quality living – and that begins with the building, the surrounding neighborhood – and the people who created it.



For Information about homes by this Preferred Builder Contact

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Sheppard Custom Homes has proudly served Chittenden County home owners providing quality custom construction for more than 40 years. Their long-standing reputation in the community and depth of experience in creating luxury living at various price points is why they have been selected as a preferred builder at South Village. Sheppard designs sophisticated floor plans with convenience for everyday living in mind and uses quality materials in their construction to create a home that you will be proud of. Sheppard Custom Homes stands behind their work by providing a new construction warranty beyond what is typically offered in the industry. Their work has been recognized with numerous awards from the National Home Builders & Remodelers Association - but the most important recognition is from thousands of satisfied customers.



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