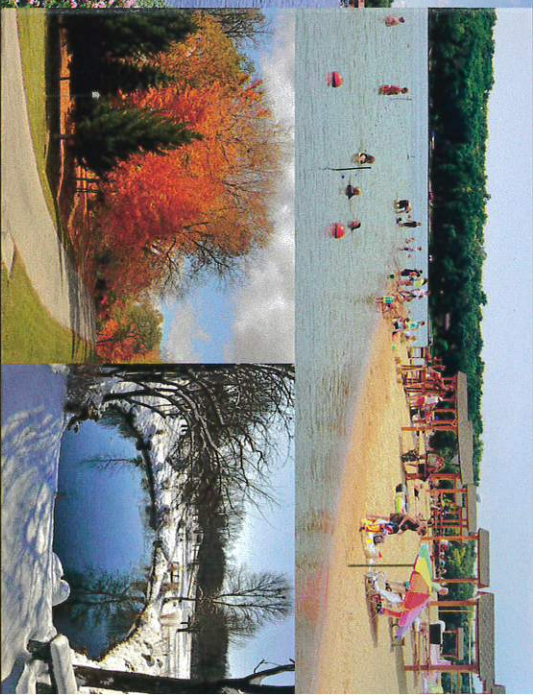


Lake Summerset Association in Northwest

Illinois is a gated, lake community with full-time residents that provides excellent investment opportunities, amazing amenities and easy access to several local communities. LSA is located on 1,550 acres of rolling hills and wooded areas in a family-friendly, rural setting appropriate for young families, weekend lake enthusiasts, second home owners and active retirees.



Excellent Investment Opportunities.

Safe

Gated community with controlled entrance and private security patrols

Affordable

Lowest annual dues in Northern Illinois; low tax rates; available lots to build on; solid infrastructure maintained by the association

Stable

Financially stable association with a committed board of directors who rely on a strong volunteer governance structure of standing committees

Established

Firmly established history in the area since 1973 with 1,550 acres of rolling hills and wooded areas



Lake Summerset

Your Home Retreat in Northern Illinois.

Amazing Year-Round Amenities.

Life on the water

275-acre lake; maximum depth 40 feet; power, fishing and pontoon boat access with two on-site marinas and year round community lodge

Summer Fun

Multiple recreational sports such as bocce, tennis, pickleball, disc golf, community garden, dog park and playgrounds

Winter Wonderland

No need to hibernate; excellent access to snowmobile trails, sledging, cross country skiing or ice fishing

Social Scene

With clubs and activities for all ages including art, yachting, games and social groups that meet year-round



Easy Access to Local Communities.

Access to Healthcare

In addition to local medical services, we are a short drive away from the region's top-notch medical facilities, including Rockford, Beloit, Freeport, Monroe, UW Madison and the Middleton Memorial Veterans Hospital in Madison

Award-Winning Schools

Durand named Highest Achieving Small School in Northern Illinois; Dakota Elementary awarded Academic Excellence Award from the Illinois School Board of Education and maintains strong athletic teams in the Northwest Upstate Illini Conference

Excellent Shopping and Dining

Friendly local businesses and full-service grocer as well as easy access to shopping, restaurants and entertainment in Rockford, Madison and Galena

Hasle-Free Commute

90-minute drive from the northwest suburbs of Chicago and an hour south from Madison, Wisconsin