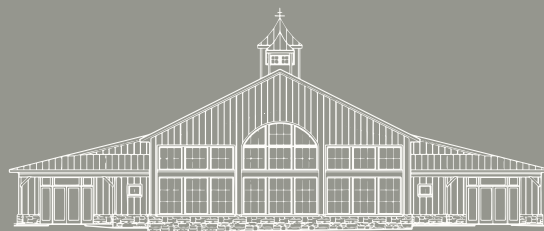




WEDDINGS & EVENTS

THE SUMMIT HOUSE

AT SOUTHWEST MOUNTAINS VINEYARDS



A NEW CELEBRATION IS RISING ABOVE THE VINES.
PERCHED AT THE HIGHEST POINT OF THE ESTATE,
SUMMIT HOUSE IS DESIGNED FOR WEDDINGS &
EVENTS THAT FEEL BESPOKE, INTIMATE, AND
UNMISTAKABLY ROOTED IN THE VIRGINIA LANDSCAPE.

NOW RESERVING SPRING 2027 AND BEYOND.

THE ESTATE

Southwest Mountains Vineyards rests in the foothills of Keswick's Horse Country, where rolling vines meet expansive mountain horizons and the timeless Virginia countryside stretches in every direction.

Just minutes from Downtown Charlottesville yet worlds away in atmosphere, the estate offers:

- ◆ Sweeping vineyard and mountain views
- ◆ Golden light that lingers across the landscape
- ◆ A sense of privacy and scale rare in Central Virginia
- ◆ A culture of warmth and hospitality woven into every experience

Perched above the vineyards, Summit House will continue the estate's legacy — becoming a premier setting for weddings and gatherings where celebrations unfold against breathtaking vista and the enduring beauty of the land.

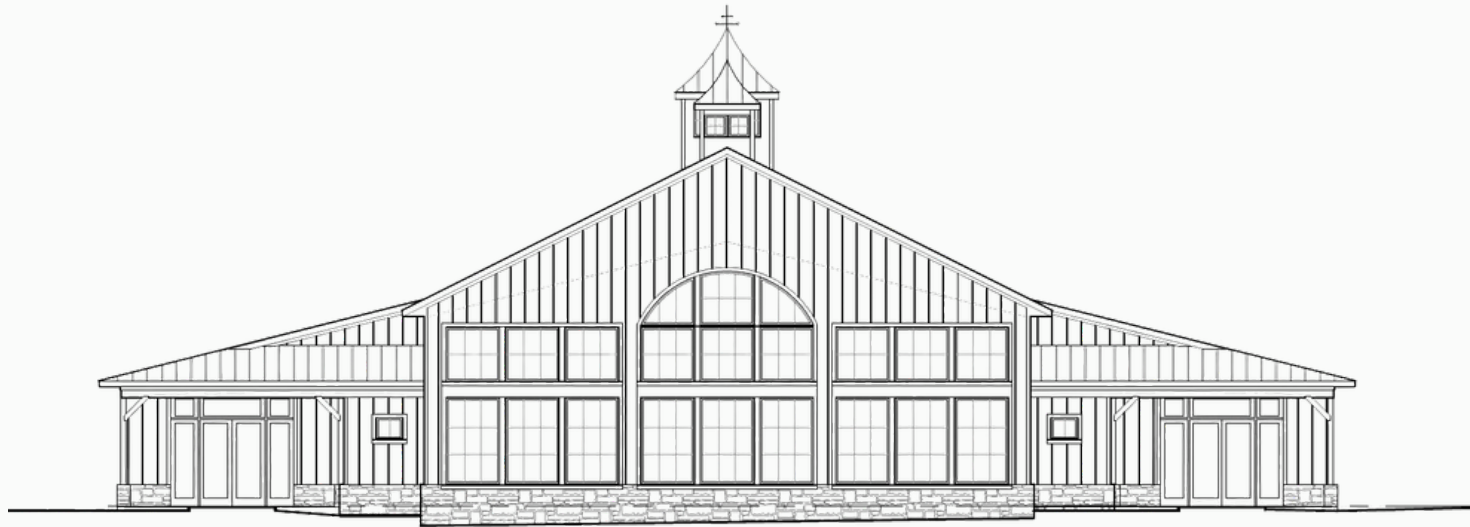
THE PROMISE OF WHAT'S COMING



Our vision for a luxury event venue has developed carefully, intentionally, and with the future in mind.

Opening in March 2027, The Summit House will introduce an elevated wedding experience at Southwest Mountains Vineyards, shaped by architectural refinement, brilliant light, and the quiet beauty of the surrounding mountains. Every detail—from ceremony views to reception flow—has been designed to create a seamless, unforgettable celebration.

Reservations are now open for couples who wish to be among the first to gather here.



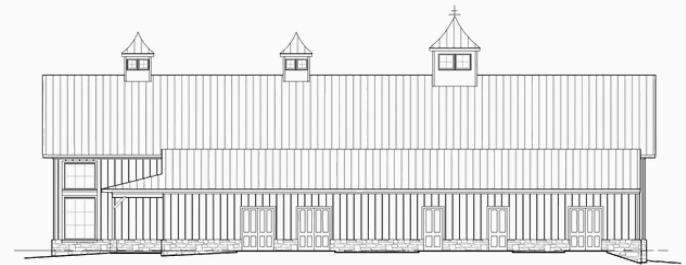
ARCHITECTURAL VISION

The Summit House is designed as a modern estate pavilion—open, luminous, and deeply connected to its surroundings. Clean architectural lines, natural materials, and expansive windows invite the outdoors in, while thoughtful spatial flow allows each moment of the wedding day to unfold effortlessly.

EVERY VANTAGE POINT IS INTENTIONAL.

EVERY TRANSITION IS SEAMLESS.

EVERY GATHERING IS HELD IN LIGHT.



MAIN LEVEL FLOOR PLAN FOR THE SUMMIT HOUSE



FIRST FLOOR

OUR FUTURE HOME FOR TERRACE COCKTAIL HOURS & INDOOR RECEPTIONS



PROPERTY INCLUSIONS

- 9,500 SQUARE FT OF DESIGNATED EVENT SPACE
- 250 NATURAL WOOD WILLOW CHAIRS
- 4 EIGHT FT WOODEN FARM TABLES
- 4 SIX FT FOLDING ROUND TABLES
- 22 FIVE FT FOLDING ROUND TABLES
- INDOOR & OUTDOOR FLOW WITH MULTIPLE ACCESS POINTS
- 20 FT FLOOR TO CEILING WINDOWS
- BESPOKE CHANDELIER LIGHTING
- FLEXIBLE FLOOR PLAN LAYOUTS
- EXPOSED WOOD BEAMS
- SOFT & NEUTRAL INTERIOR PALETTE
- FULL LOADING DOCK & CATERING KITCHEN WITH 4 ADDITIONAL CATERING TABLES
- DESIGNATED DRESSING SPACES
- 560 SQUARE FT STAGE FOR BAND OR DJ USE
- ONSITE VENUE MANAGER
- FULLY ADA ACCESSIBLE
- BACKUP POWER GENERATOR

CAPACITIES

CEREMONY LAWN - 250 GUESTS
COVERED VERANDA - 100 GUESTS
GARDEN TERRACE - 150 GUESTS
DINING ROOM A - 200 GUESTS
DINING ROOM B - 50 GUESTS



ARRIVAL AND COCKTAIL HOUR EXPERIENCE

From the moment your guests arrive to the property, they are graciously welcomed by lush, enchanting surroundings. A charming stone pathway guides them to our Welcome Terrace framed by blooming hydrangeas. Guests may then wander to our Garden Terrace or enter through our designated entryway to the Main Verdana, where they can gather and mingle in anticipation of the ceremony. Following the vows, this inviting space becomes the setting for a sunset cocktail hour, offering both covered and al fresco options. As golden light settles over the property, guests can relax with a glass of Southwest Mountains wine, soaking in the beauty of the evening and the warmth of the occasion.



ENTRYWAY, VERANDA, & TERRACE FEATURES

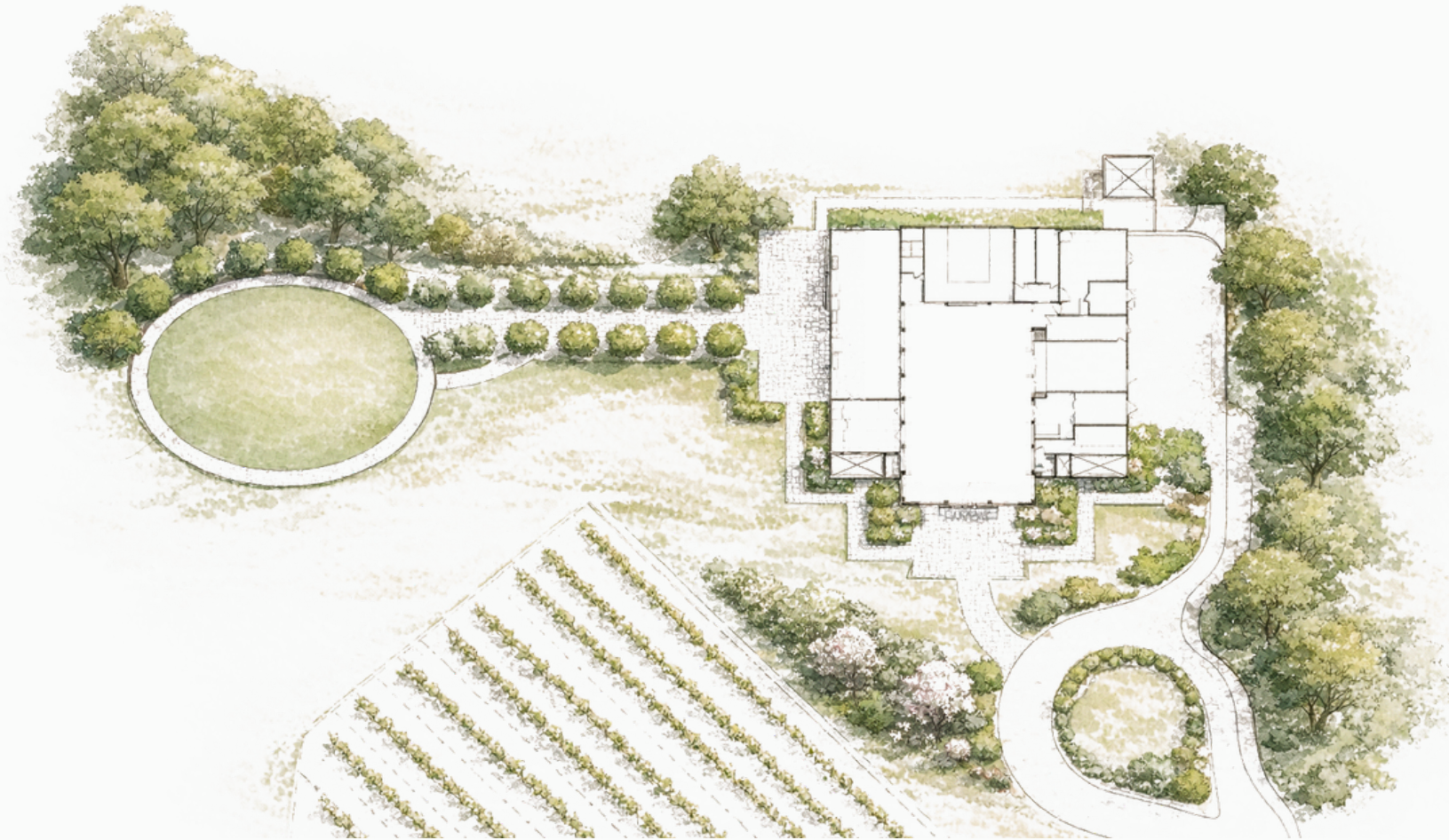
- DESIGNATED MAIN ENTRYWAY & COAT CHECK
- WEATHER SAFE COVERED VERANDA
- MAIN VERANDA BISTRO LIGHTING
- 6 THREE FT HIGHTOP TABLES
- 2 SECONTIONAL LOUNGE SEATING SPACES ON VERANDA
- 2 MOBILE BARS FOR CATERING USE
- LOUNGE SEATING ON GARDEN TERRACE
- LUSH GREENERY & MAINICURED LANSCAPING
- MULTIPLE STONE TERRACES & PATHS
- ONCE IN A LIFETIME PHOTOGRAPHY OPPORTUNITIES



CEREMONY AT THE SUMMIT

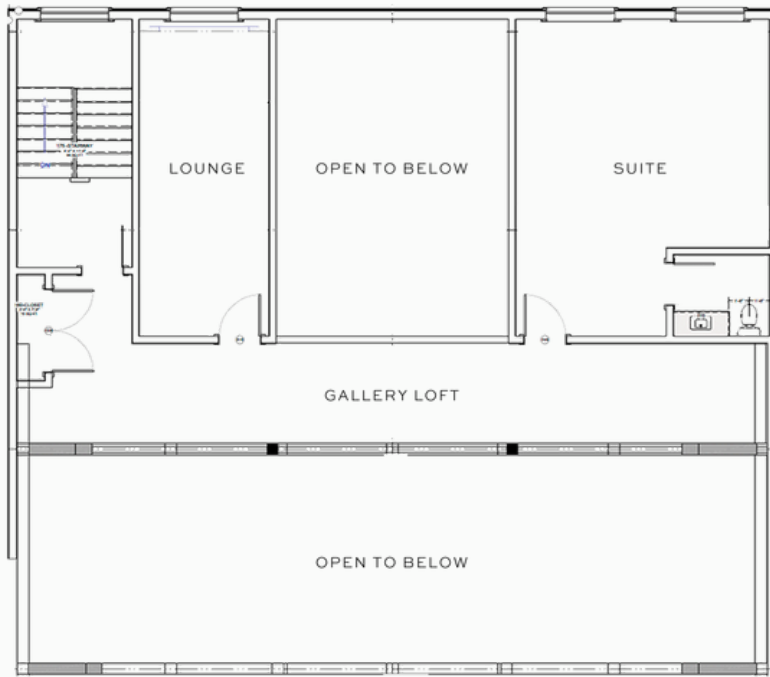
Our ceremony lawn will offer sweeping views of the surrounding mountains, valley, and rolling vineyards, creating a naturally beautiful backdrop for your vows.

A quiet grove of mature trees surround the stone-edged ceremony lawn, providing both shade and a sense of seclusion. Guests arrive along a private magnolia-lined path, setting a calm and welcoming tone as they make their way to the ceremony. As the sun begins to set, warm light stretches across the mountains and vineyard, adding a soft, golden glow to the celebration.



CEREMONY LAWN FEATURES

- 250 NATURAL WOODEN GARDEN CHAIRS FOR OUTDOOR USE
- MANICURED LANDSCAPING & STONE BORDER
- STONE PAVED MAGNOLIA PATH FROM SUMMIT HOUSE
- CLEAR VISTA INCLUDING VIOGNER VINE BLOCK, VALLEY VIEWS WITH MOUNTAIN FRAME, & WILDFLOWER FIELDS
- ADA ACCESSIBLE WITH ONSITE ASSISTANCE



STYLE ELEMENTS

THE CUPOLA SUITES

A serene and inviting space, thoughtfully designed for moments of calm and connection before the celebration begins. Gentle natural light fills the rooms, creating a peaceful, uplifting atmosphere as the wedding party prepares for the day ahead. From hair and makeup to slipping into wedding attire, the suite provides a welcoming, elegant setting to relax, share quiet moments with loved ones, and savor the anticipation of the celebration to come.

THE CUPOLA SUITES

FEATURES

- SPACIOUS, PRIVATE SUITES FOR GETTING READY
- NATURAL LIGHT IN ABUNDANCE
- COMFORTABLE LOUNGE SEATING
- FULL-LENGTH MIRRORS AND WELL-LIT VANITY STATIONS
- CLIMATE-CONTROLLED ENVIRONMENT
- PRIVATE RESTROOM ACCESS
- WARDROBE RACKS AND GARMENT STEAMING STATIONS
- BEVERAGE KITCHENETTE WITH WATER, COFFEE, AND SOFT DRINK OPTIONS
- OPTIONAL PRIVACY PARTITIONS FOR MULTIPLE GUESTS
- VIEWS OF THE LOWER RECEPTION SPACE AS IT IS SET FOR THE EVENING
- CALMING, NEUTRAL INTERIOR PALETTE FOR VERSATILE STYLING
- ONSITE ENHANCEMENTS AVAILABLE WITH VENUE MANAGER

CAPACITY

FULL SUITES & GALLERY HALL - 20 GUESTS

THE SUITE



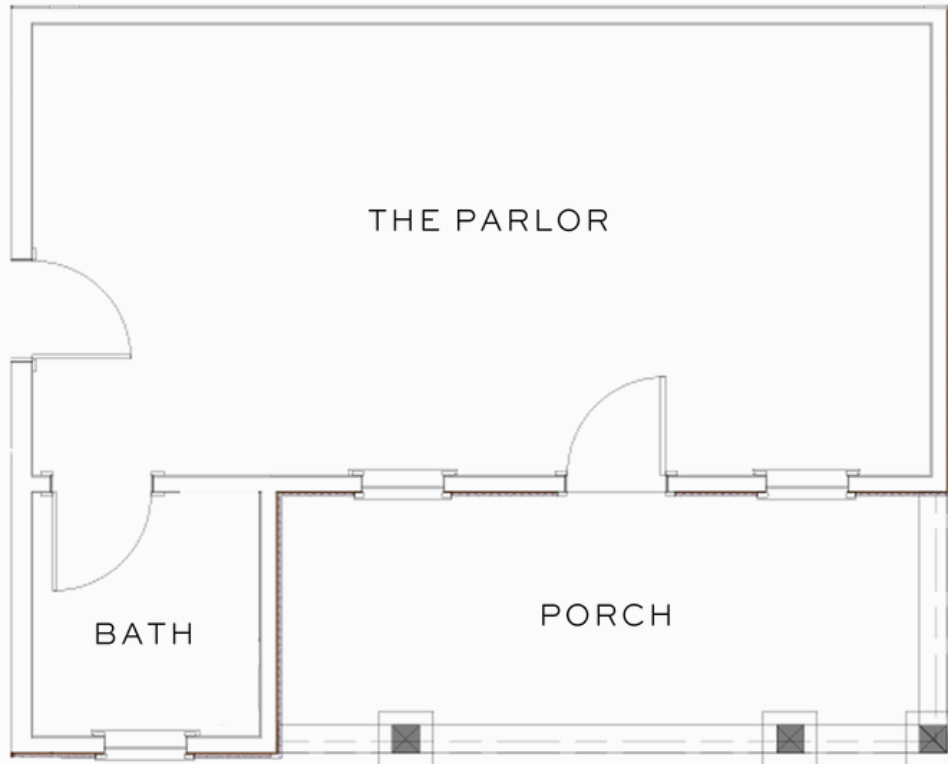
THE LOUNGE



THE PARLOR

FEATURES

- SPACIOUS, PRIVATE PARLOR FOR GETTING PREPARED FOR THE DAY
- PRIVATE PORCH WITH LOUNGE SEATING & PROPERTY VIEWS
- MOUNTED SMART TELEVISION WITH COMFORTABLE LOUNGE SEATING
- CLIMATE-CONTROLLED ENVIRONMENT
- PRIVATE RESTROOM ACCESS
- WARDROBE RACKS AND GARMENT STEAMING STATIONS
- BEVERAGE BAR WITH WATER, COFFEE, AND SOFT DRINK OPTIONS
- OPTIONAL PRIVACY PARTITIONS FOR MULTIPLE GUESTS
- PRIVATE OUTDOOR ACCESS & INDOOR ACCESS FROM RECEPTION FLOOR
- ONSITE ENHANCMENTS AVAILIABLE WITH VENUE MANAGER





STYLE ELEMENTS



THE PARLOR

A relaxed and refined space designed for easy camaraderie and quiet moments before the celebration begins. With a comfortable, welcoming atmosphere, it offers the perfect setting to unwind, share a toast, and prepare for the day ahead. Whether adjusting jackets, sharing stories, or simply taking a breath before the ceremony, this parlor provides a relaxed and polished environment to gather, connect, and step confidently into the celebration.



RECEPTION

A breathtaking reception space filled with natural light from expansive floor-to-ceiling windows, this venue blends grandeur with warmth. Soaring ceilings and exposed beams add rustic elegance, while soft lighting and warm tones create an inviting, romantic atmosphere. With seamless indoor-outdoor flow to the adjacent Veranda, guests can drift between spaces, celebrating in a setting that feels both beautifully open and intimately welcoming.

RECEPTION

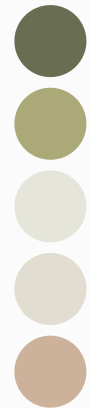
Inspiration Elements



ALL MAIN FEATURES SEEN ON PROPERTY INCLUSIONS PAGE

RECEPTION

Inspiration Elements



ALL MAIN FEATURES SEEN ON PROPERTY INCLUSIONS PAGE

THE SUMMIT HOUSE PRICING

	PEAK SEASON	MID SEASON	OFF SEASON
	MAY JUNE SEPTEMBER OCTOBER	APRIL JULY AUGUST NOVEMBER	DECEMBER JANUARY FEBRUARY MARCH
SATURDAYS	\$19,500	\$18,000	\$16,500
FRIDAYS	\$18,000	\$16,500	\$15,000
SUNDAYS	\$16,500	\$15,000	\$13,500

WE OFFER A 15% DISCOUNT FOR ANY MILITARY OR FIRST RESPONDER CLIENTELLE.

ENHANCE YOUR WEDDING WEEKEND WITH SOUTHWEST

INTIMATE REHEARSAL DINNERS • WELCOME COCKTAIL PARTIES • EXCURSIONS & ADD ONS

Turn your wedding into a full weekend celebration at Southwest Mountains Vineyards, where curated gatherings invite your guests to slow down, explore the estate, and celebrate together.

Welcome friends and family with a vineyard-view reception, gather your wedding party for a relaxed rehearsal dinner in our rustic barn, or host a guided tasting showcasing our award-winning wines. From bespoke catering to a farewell brunch among the vines, each moment is thoughtfully designed to bring people together throughout the weekend.



SOUTHWEST AMENITIES

IN-HOUSE CATERING OPTIONS

IN-HOUSE BAR PACKAGES

HOUSE RENTALS FOR ALL STYLES OF EVENTS



photo credit: Hunter & Sarah Photography

OPTIONS & LOCATIONS

BARREL ROOM TASTINGS, PRODUCTION
& VINEYARD TOURS

VINEYARD GROUNDS & LOWER TASTING
ROOM AT SMV

UPPER TASTING BARN AT SMV

MOUNTAIN HIKING TRAILS & SMV'S GLADE

MONTENOVA STABLES

EAST END FARM FOX DEN



At Southwest Mountains Vineyards, your wedding becomes a full weekend experience with thoughtfully curated add-ons for you and your guests:

- **Private Tours & Tastings** – Kick off the weekend with exclusive tastings or behind-the-scenes tours of our vineyard and production spaces—perfect for immediate family or your wedding party.
- **Rehearsal Dinner Flexibility** –Host a lively, stationed dinner in our rustic tasting barn or an intimate plated meal set among the vines.
- **Welcome Receptions** – Gather in the Upper Tasting Room, featuring a built-in bar, expansive decks overlooking the mountains, and space for live music or a DJ.
- **Glade & Trail Experiences** – Explore the estate’s hiking trails or host unique moments such as guided yoga sessions, nature walks, or pop-up bars tucked into the glade.
- **Equestrian Experiences** – At nearby Montanova Stables, guests can enjoy horseback riding or private horse socialization experiences.
- **Sporting Experiences** – At our secondary property, East End Farm, enjoy the Fox Den and clay shooting range in partnership with Boar’s Head Outfitters.
- **Pre-Arrival Enhancements** – Advanced menu orders and wine service delivered to the Cupola Suites and Parlor for seamless enjoyment throughout your wedding day preparations.

Craft a wedding weekend that feels immersive, elevated, and entirely your own.

SUMMIT HOUSE FAQ'S

WHAT DOES THE VENUE FEE INCLUDE?

This fee covers your full wedding day reservation of the Summit House with all inclusions listed on page 5 of your brochure. Access times to the different spaces on property are listed in the following FAQs.

WHAT TIME DO I HAVE ACCESS TO THE DRESSING SPACES?

Both the Cupola Suites and The Parlor begin access at 9am respectively. Hair and makeup vendors have access at the same time, allowing for a 9:30am timeline start.

WHAT TIME CAN MY CEREMONY BEGIN?

Your private ceremony at The Summit House may begin anytime between 5pm-7pm based on your preference. This would allow for a 4:30pm earliest guest arrival to the property.

DO YOU ALLOW DECORATIONS?

We welcome décor that helps make your event truly stand out. Flowers and candles are permitted; however, all candles must be fully enclosed in an appropriate vessel, and open flames are not allowed. To preserve the venue, attaching anything to the walls (including nails, tape, or adhesives) is prohibited. Glitter, confetti, birdseed, and rice are also not permitted. Decorations may be added to or suspended from chandeliers and exposed beams, but installation must be completed by approved and licensed vendors.

MAY WE BRING IN AN OUTSIDE CATERER?

Yes! We will provide a selection of approved caterers that we feel offer the highest quality culinary service in our region. You will work with them directly on the main service of food & beverage for your day. This is the only vendor that must be from our provided vendor list, all others are recommendations.

WHAT TIME DOES MY EVENT HAVE TO CONCLUDE?

We allow guests to enjoy the party until 11pm at The Summit House. We require that your bar close 30 minutes prior to guest departure. And we have no set time limit for vendor breakdown.

CAN WE OFFER A CASH BAR OR A BAR BASED ON CONSUMPTION?

You would work with your selected catering company to pick the best bar package for your day that they have in their catalog of options.

WHAT IS THE DEPOSIT TO BOOK AN EVENT?

We require 50% of the venue fee paid at time of booking. The remaining 50% is due 30 days in advance and any food & beverage or any enhancements needs from Southwest Mountains to be paid in full two weeks prior to your event date.

HOW MUCH SOUTHWEST MOUNTAINS WINE AM I REQUIRED TO PURCHASE?

We require a 6 case minimum purchase of wine from our available inventory, with a 10% case discount. If you are a wine club member, your member discount of 20% will apply. This is delivered directly to your catering company the day of your wedding for service.

SUMMIT HOUSE FAQ'S

DO I NEED A WEDDING PLANNER?

We require use of a wedding coordinator for all events at The Summit House, this can be satisfied with an approved day-of coordinator or through partial or full service planning. Reference our preferred vendor list for recommendations, not requirements.

WHAT IS YOUR CANCELLATION POLICY?

If you need to cancel your event, please note that the initial deposit is non-refundable. If cancellation occurs more than six months prior to your event date, the remaining balance will not be due. If cancellation occurs within six months of the event date, the full remaining balance will be due. However, if our events team is able to rebook your date with another event of equal or greater value, the remaining balance may be waived.

WHAT TYPE OF INSURANCE IS REQUIRED FOR MY EVENT?

You will see listed in your contracts our insurance policy. We require a one million dollar liability policy and will provide recommendations to fulfill this policy that ranges in price between \$200-\$500 depending on your expected guest count.

DO YOU HAVE A COVID OR SIMILAR OCCURANCE POLICY IN YOUR CONTRACTS?

In the event of another occurrence similar to COVID-19, where the government issues restrictions on headcounts for events, your contract will allow you to reschedule your booked date for any available date within one year of your original booking.

CAN I BRING MY OWN FOOD INTO THE DRESSING SPACES?

Yes, you are welcome to bring in your own food items to our dressing spaces. Both spaces are equipped with mini-refrigerators for your use. You can also purchase food through the winery with advanced notice. Alcohol in these spaces must be permitted under your catering ABC lisenace for the event date.

DO I HAVE TO PROVIDE TRANSPORTATION TO MY GUESTS?

Yes, we require transportation of your guests to The Summit House. The venue is equipped with three handicapped parking spaces, and six wedding party & family use vehicles only.

CAN I LEAVE PERSONAL ITEMS AND DECORATIONS UNTIL THE NEXT DAY?

Yes, you can leave packed items within the Venue Manager office overnight but all personal effects would need to be picked up by 9am the following morning unless otherwise authorized. All alcohol must leave property the night of the wedding though.

CAN I HAVE OUTDOOR MUSIC?

We do allow outdoor music at a maximum of 60 dBA but per county ordinance is required to cease at 10pm.



photo credit: Hunter & Sarah Photography

Contact

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WEBSITE



INSTAGRAM

