

Avonbridge

Models and Pricing

The Madison.....\$234,900

Carriage twin home - 1,974 sq. ft. 3 bedrooms, 2 ½ bathrooms, two story living room, front porch, full basement with egress window, first floor laundry, single car garage, and screened in rear porch.

The Jefferson.....\$244,900

Carriage twin home - 2,126 sq. ft. 4 bedrooms, 3 ½ bathrooms, first and second floor master suites, open foyer, first floor laundry, open loft, full basement with egress window, single car garage, and screened in rear porch.



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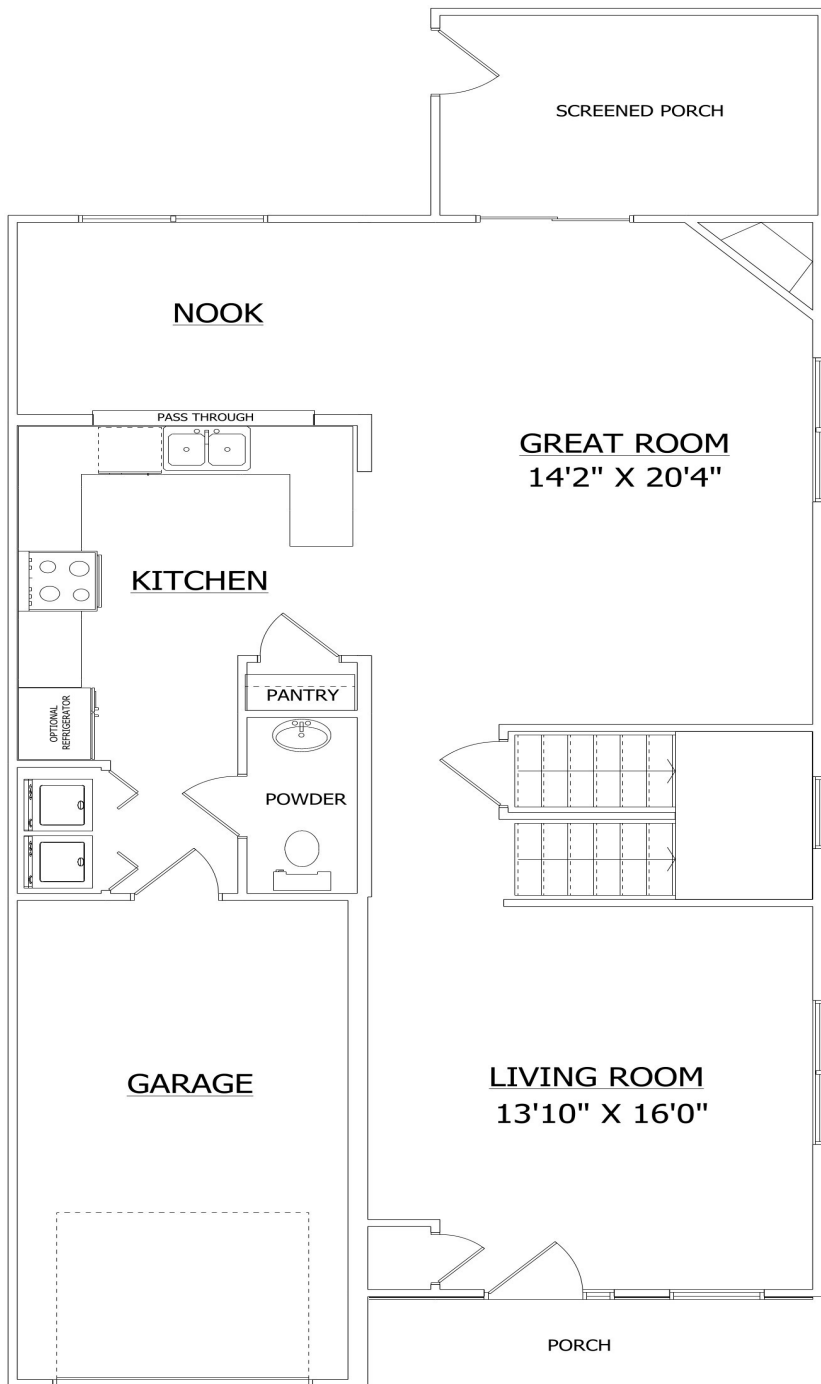


The Madison

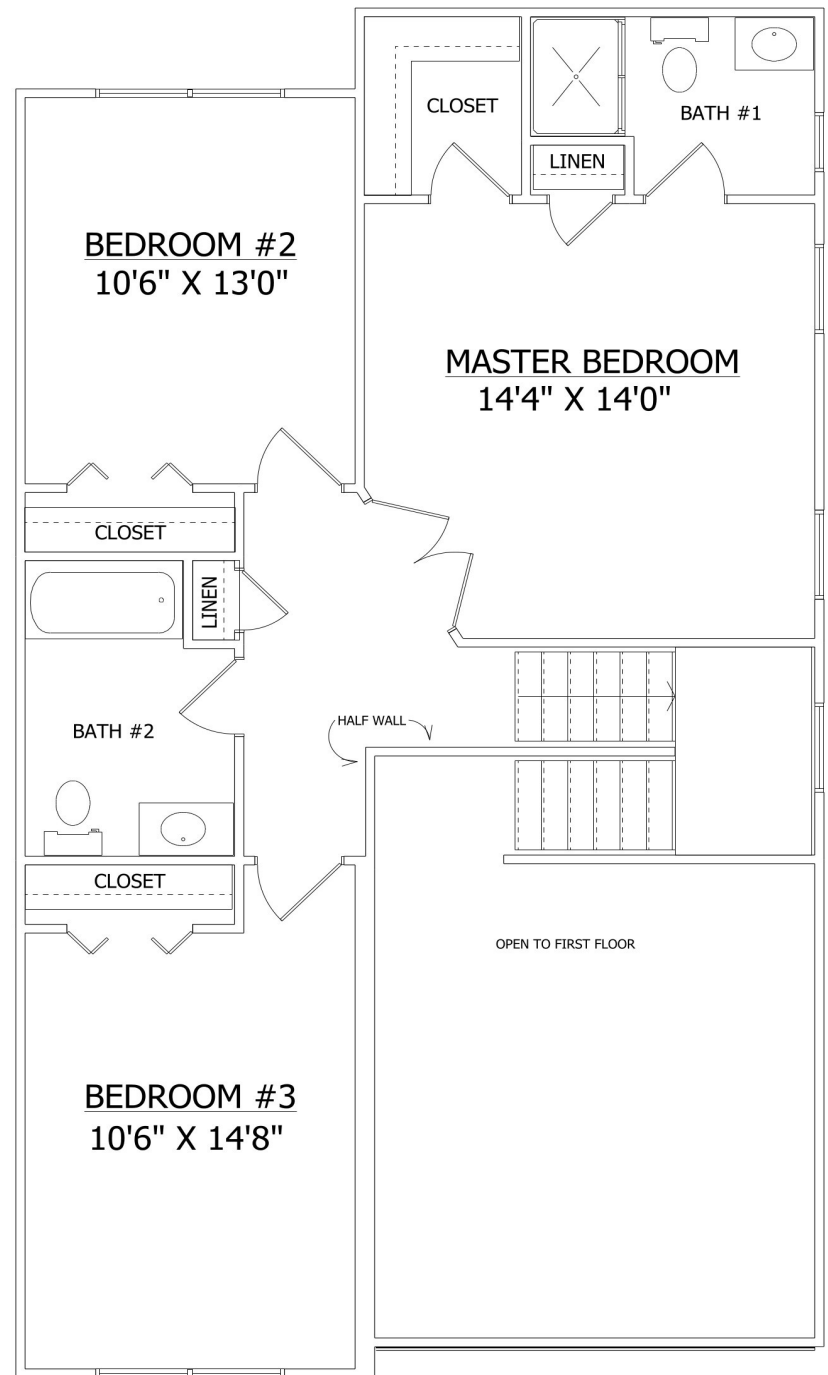


The Jefferson

The Madison



FIRST FLOOR



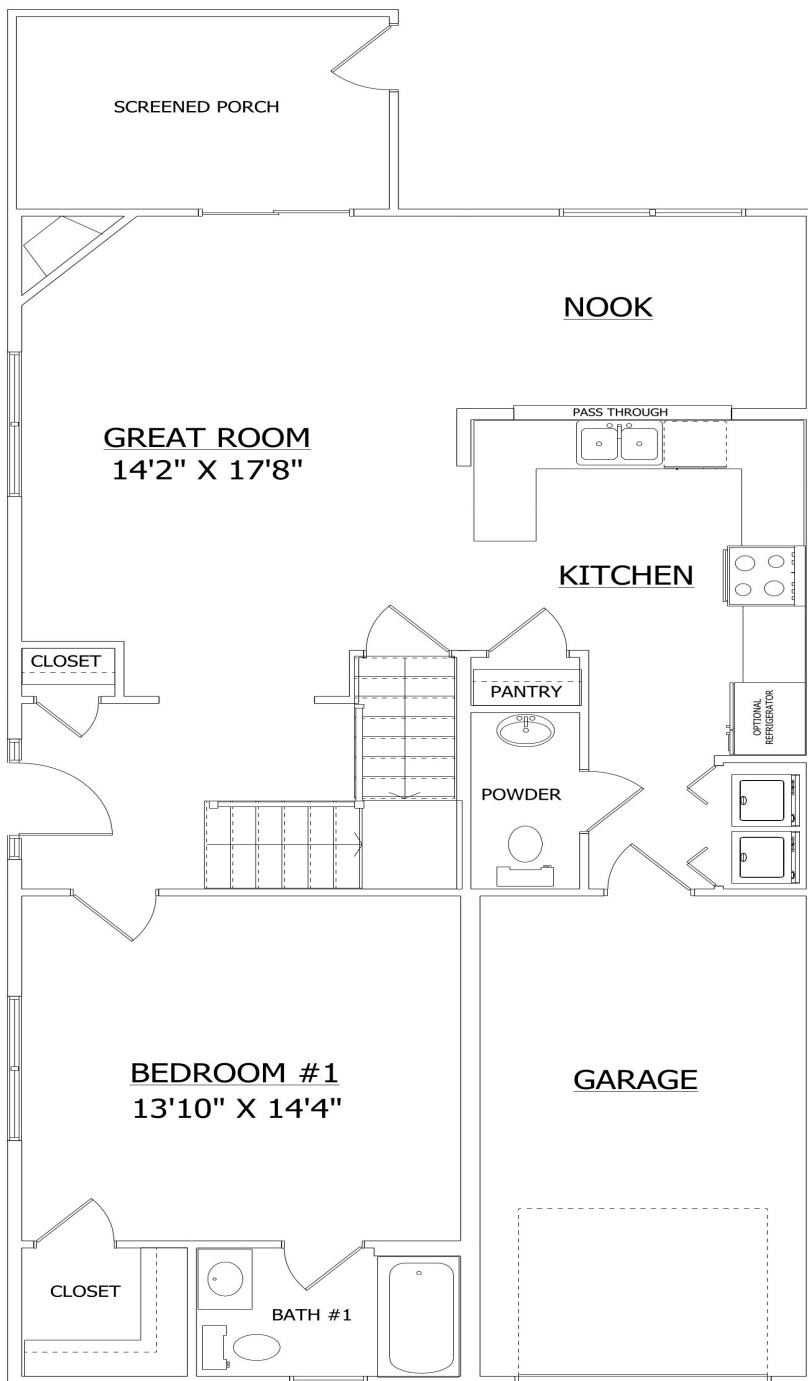
SECOND FLOOR

ALL MEASUREMENTS ARE APPROXIMATE AND PLANS ARE SUBJECT TO CHANGE

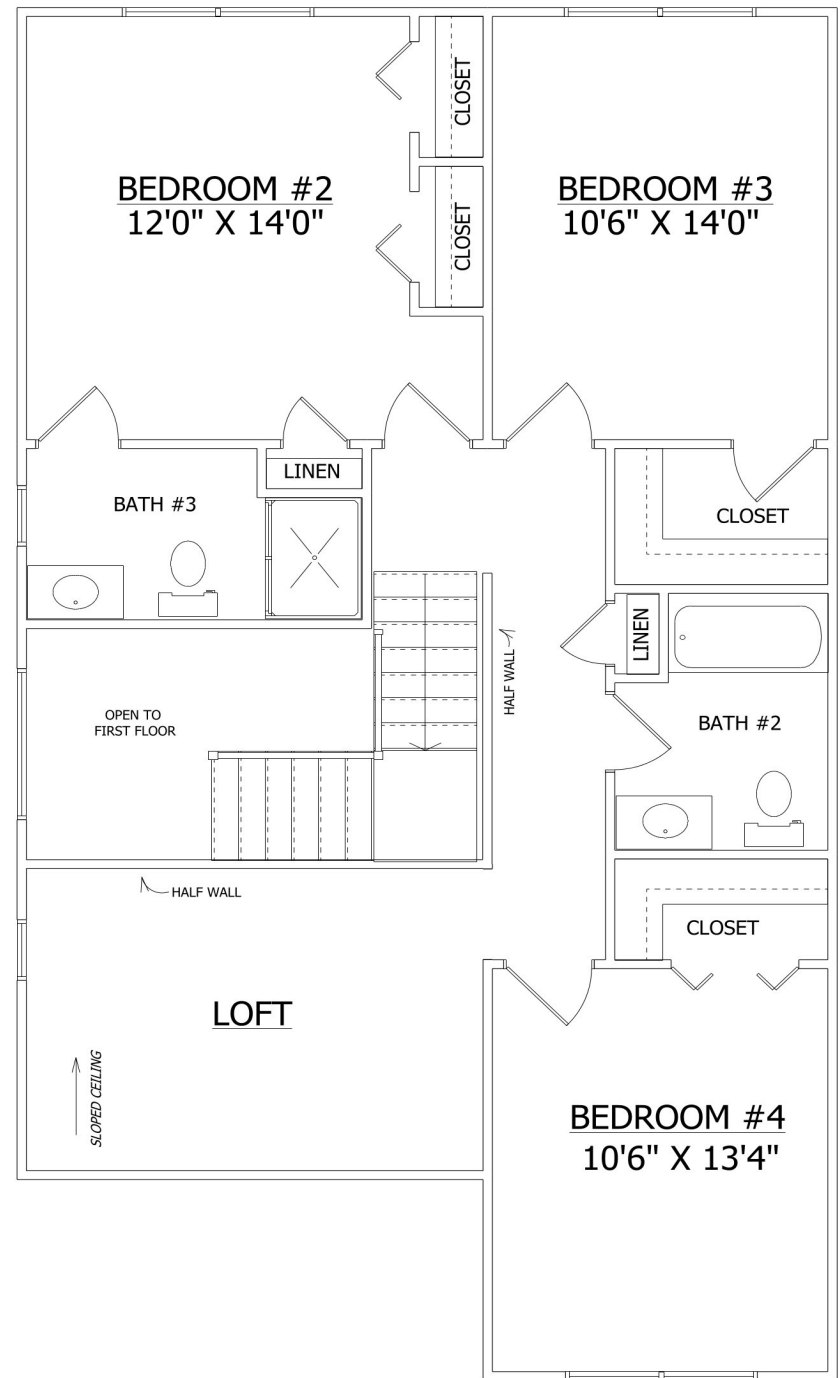


The Jefferson





FIRST FLOOR

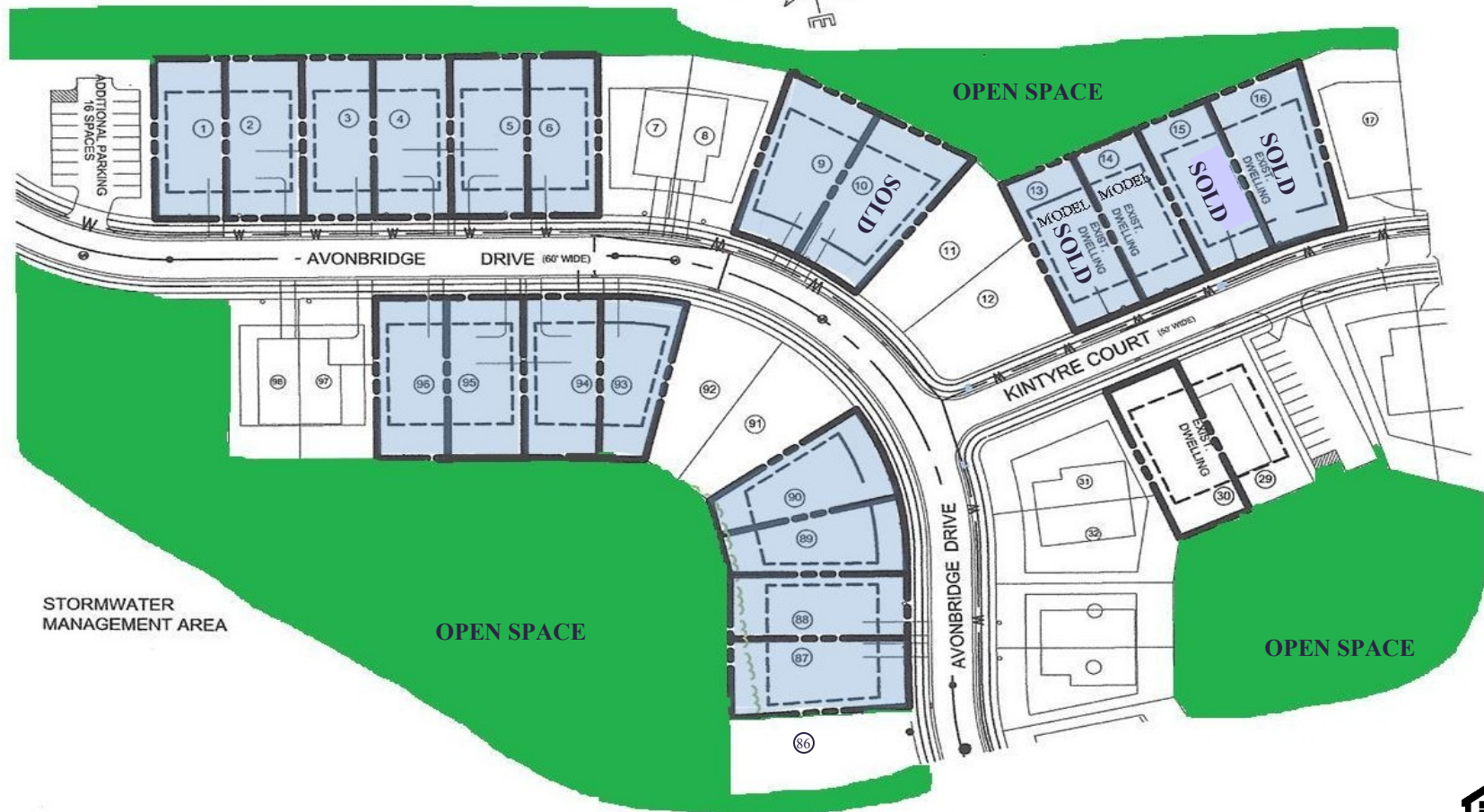
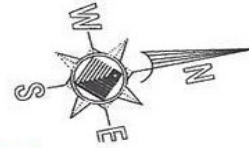


SECOND FLOOR

ALL MEASUREMENTS ARE APPROXIMATE AND PLANS ARE SUBJECT TO CHANGE



Avonbridge at Odessa National Site Plan



STORMWATER
MANAGEMENT AREA

OPEN SPACE

OPEN SPACE

OPEN SPACE



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Standard features

Low Maintenance Exterior

4 1/2" Dutchlap vinyl siding
Aluminum clad rake and fascia boards
Seamless aluminum gutters
Single hung tilt-in vinyl framed windows
Vinyl front porch railings and posts (per plan)
Exterior house wrap
Sodded front and seeded rear yard

Interior Features

Granite kitchen countertops
Wolf 42" raised panel maple cabinets
Stainless steel kitchen sink
Pull-out sprayer faucet
Garbage disposal
Kenmore appliance package that includes:
 Stainless steel smooth top electric range
 Stainless steel microwave with ext. hood
 Stainless steel dishwasher
Bruce hardwood flooring in foyer
Mohawk carpet with 1/2" padding
Congoleum vinyl flooring
Satin nickel fixtures and hardware
Comfort height bathroom vanities
Cultured mable bathroom countertops
Two panel interior doors
Gas fireplace with remote and blower

Community Features

18 Hole golf course
Clubhouse which includes:
Restaurant and bar, fitness center, swimming pool,
recreational athletic fields

Energy Efficient

Low-E insulated windows
High efficiency 14 SEER electric heat pump
2x6 Exterior walls
R-49 Ceiling insulation
R-21 Wall insulation
Natural gas heat w/ central air
50 Gallon electric heat pump

Construction Details

On-site stick built construction
30 Year architectural fiberglass shingles
Poured concrete foundation walls
Sump pump
Steel I-beam structural supports
Engineered floor and roofing system
Wood sheathed exterior walls
One car garage
Rear screened in porch

Homesite and Area Information

Public water and sewer
Low property tax rates
No state sales tax
200 AMP electrical service

Peace of Mind

Quality Builders Warranty Corporation's "Builder of Integrity" award winner
10 Year warranty backed by third party warranty provider
Standard emergency egress or daylight window in all basements
Deadbolt entry lock with elegant lever set
Hardwired smoke detectors with battery backup on all floors



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Area Information

Schools

General information	302-738-5010
Early Childhood Center	302-376-4400
Townsend Elementary	302-378-5020
Everett Meredith Middle	302-378-5030
Middletown High	302-378-5037

Public Services

Christiana Hospital	302-733-1000
Middletown Family Medical	302-378-0400
Bayhealth Medical	302-449-1449

Major Roads

Route 1
Route 113
Route 9
Route 299
Route 301

Cities

Middletown	5 minutes
Wilmington	35 minutes
Philadelphia	45 minutes
Dover	30 minutes
Rehoboth Beach	45 minutes

Utilities

Artesian Water	302-456-6900
Delmarva Power	800-375-7117
Chesapeake Gas	800-734-6700
Verizon	800-VERIZON
Atlantic Broadband	800-559-1746
NCC Sewer	302-323-2600
Trash Collection	Private

Recreation

Odessa National Golf Course
Iron Hill Park
Lums Pond
State Parks www.destateparks.com

Shopping

Middletown Square
Bunker Hill Shopping Center
Dove Run Shopping Center
Eden Point Shopping Center
Ash Farm Shopping Center
Governors Square Shopping Center
Dover Mall
Christiana Mall



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