

Old Country Farm

Models and Pricing

The Kendall.....\$249,900

Two story colonial – 1,740 sq. ft. 3 bedrooms, 2 ½ bathrooms, open kitchen, dining room, living room, first floor laundry, unfinished storage, full basement with egress window, full front porch, two car garage, and rear deck.

The Bethany.....\$249,900

Rancher – 1,450 sq. ft. 3 bedrooms, 2 bathrooms, eat-in kitchen, vaulted living room ceiling, master bedroom with walk-in closet, master bathroom with separate soaking tub and shower, full basement with egress window, full front porch, two car garage, and rear deck.

The Ashley.....\$259,900

Rancher – 1,672 sq. ft. 3 bedrooms, 2 bathrooms, open kitchen, living and dining room, master bedroom with his and hers closets, unfinished bonus room, full basement with egress window, full front porch, two car garage and rear deck.

The Lexington.....\$329,900

Two story colonial – 2,870 sq. ft. 4 bedrooms, 2 ½ bathrooms, first floor master suite, open kitchen, dining room, two story great room, study, first floor laundry, full basement with egress window, two car garage, and rear deck.

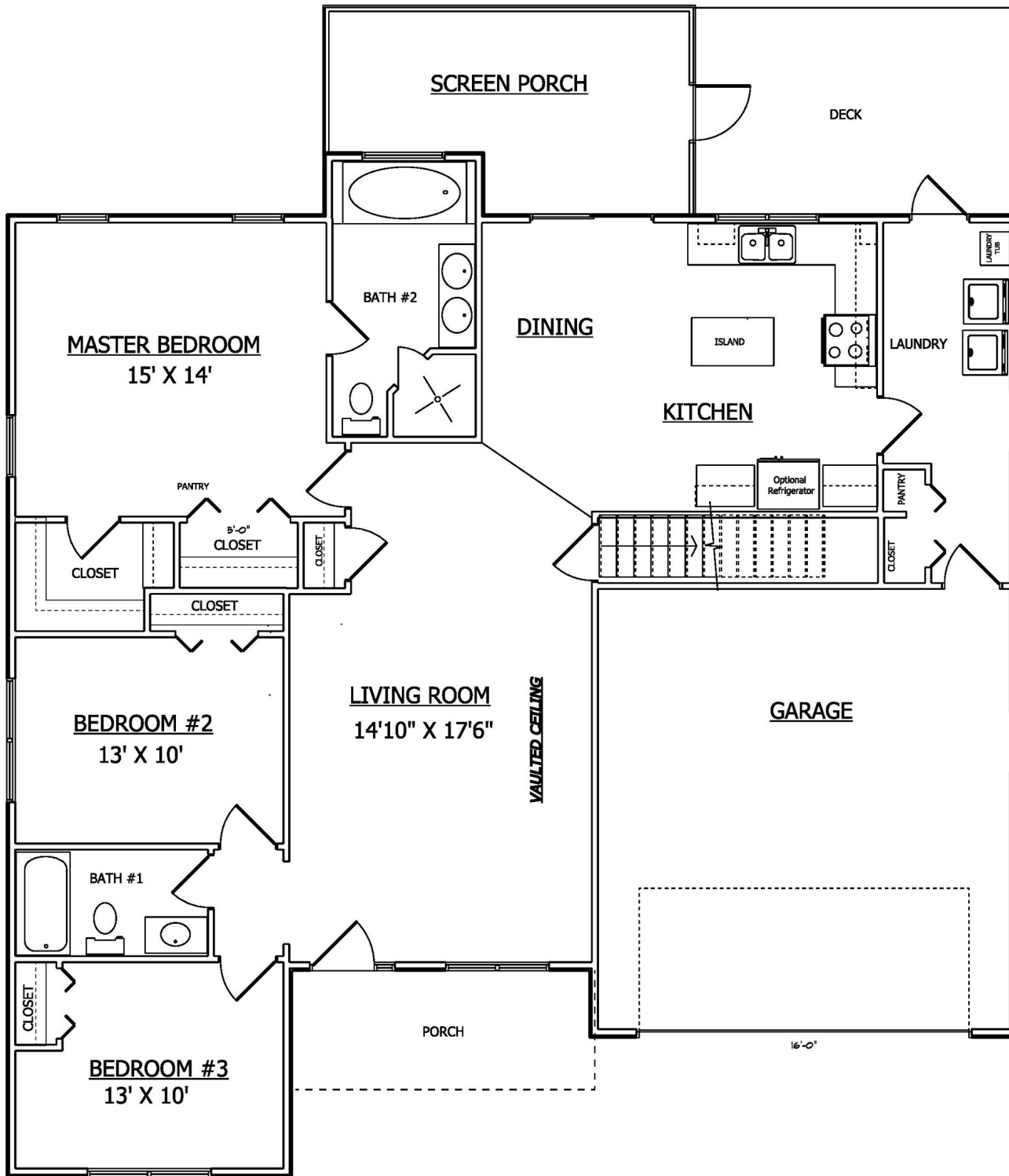


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The Bethany



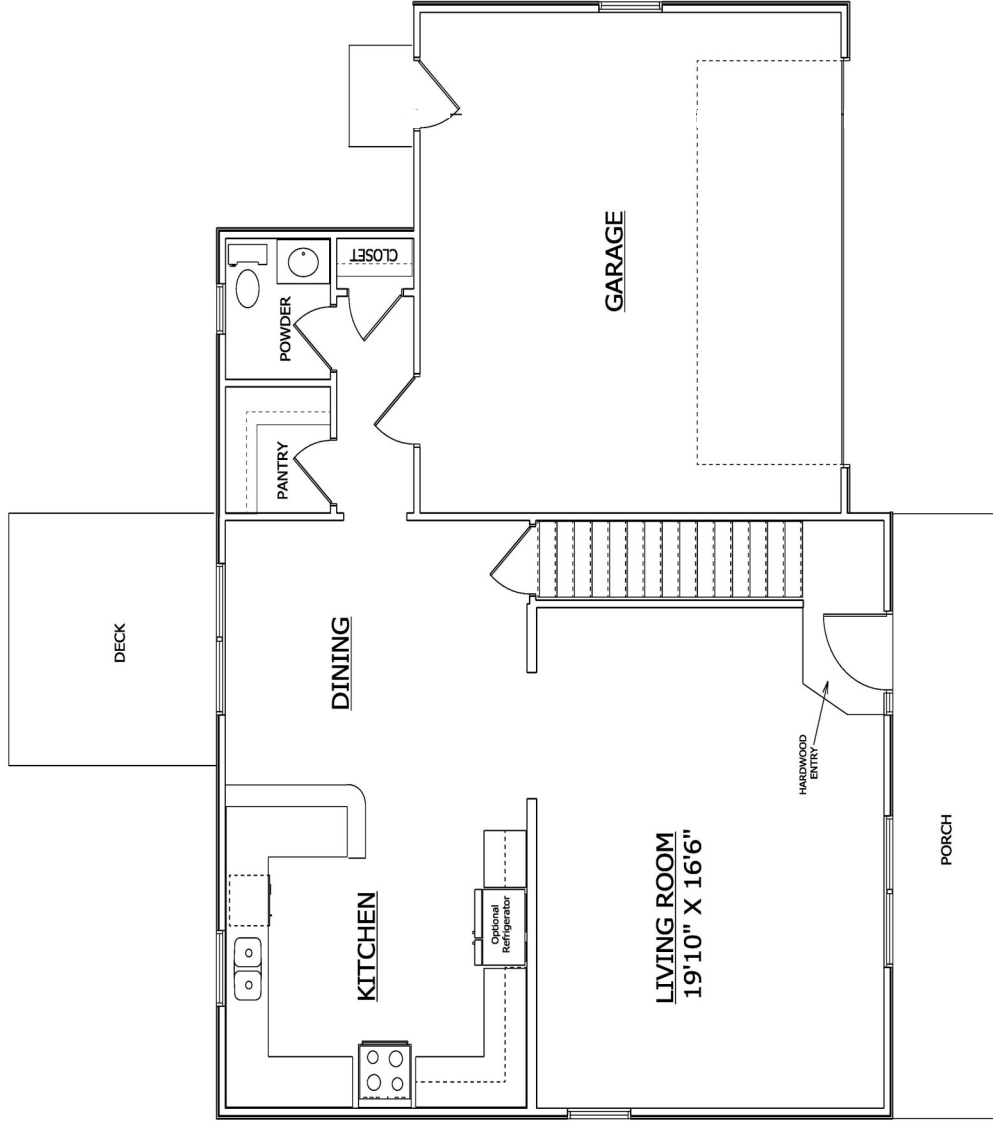


ALL MEASUREMENTS ARE APPROXIMATE AND PLANS ARE SUBJECT TO CHANGE

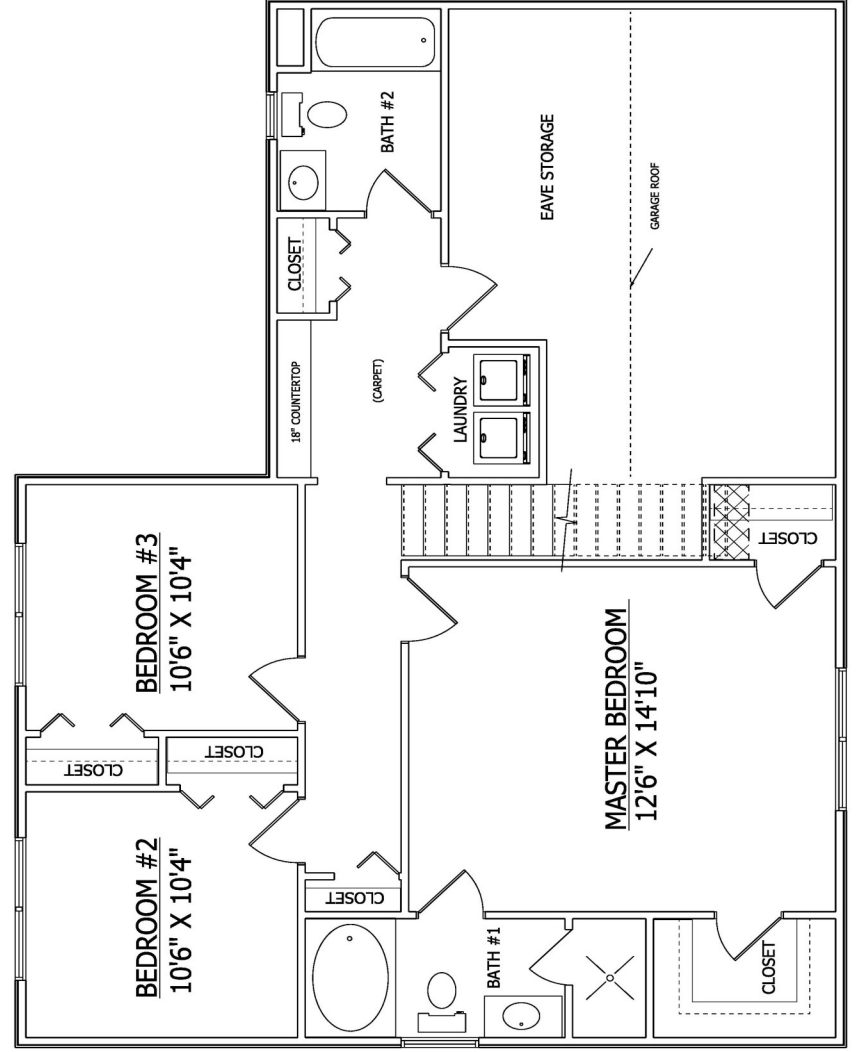


The Kendall

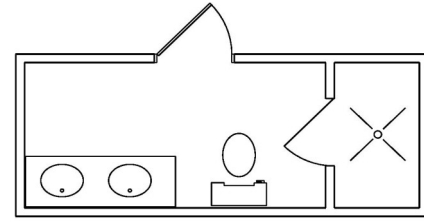




FIRST FLOOR



SECOND FLOOR



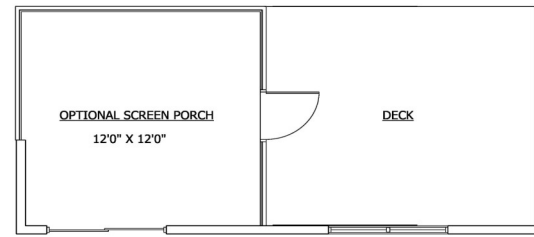
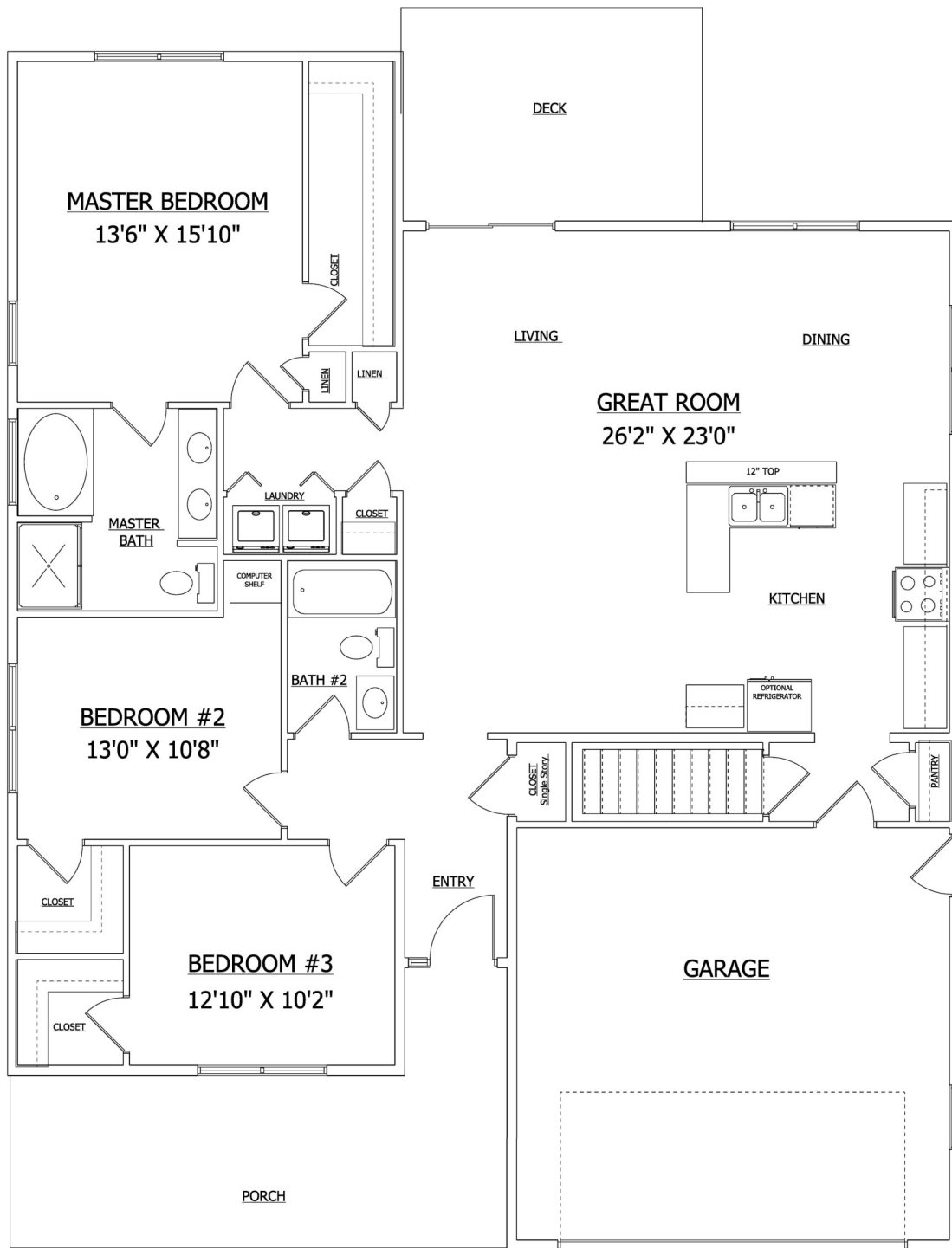
Optional
Master Bath

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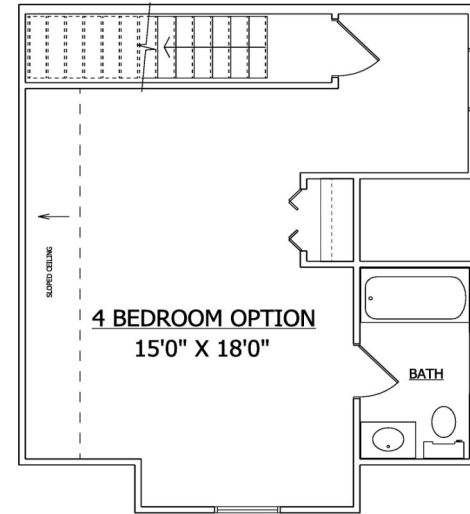


The Ashley

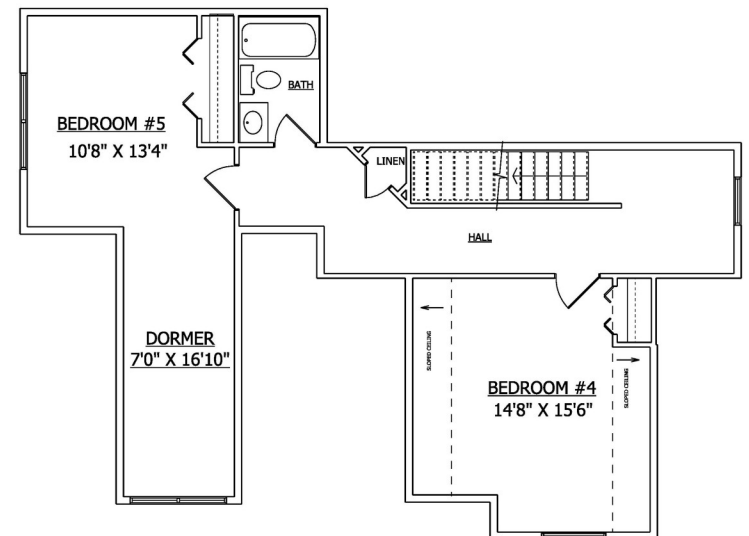




OPTIONAL 12 x 12 SCREENED PORCH



OPTIONAL 4th BEDROOM AND BATH



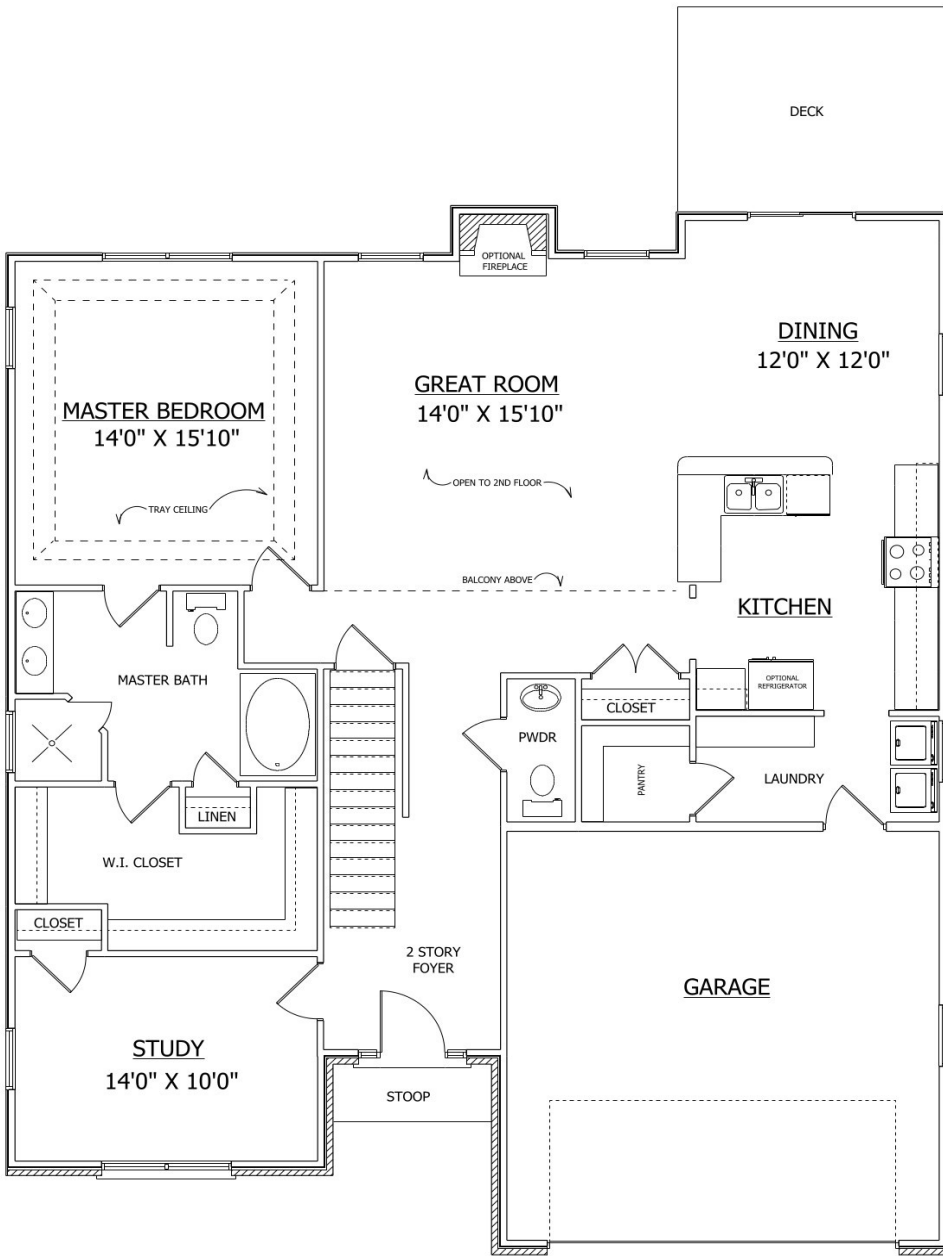
OPTIONAL 4th and 5th BEDROOMS and BATH

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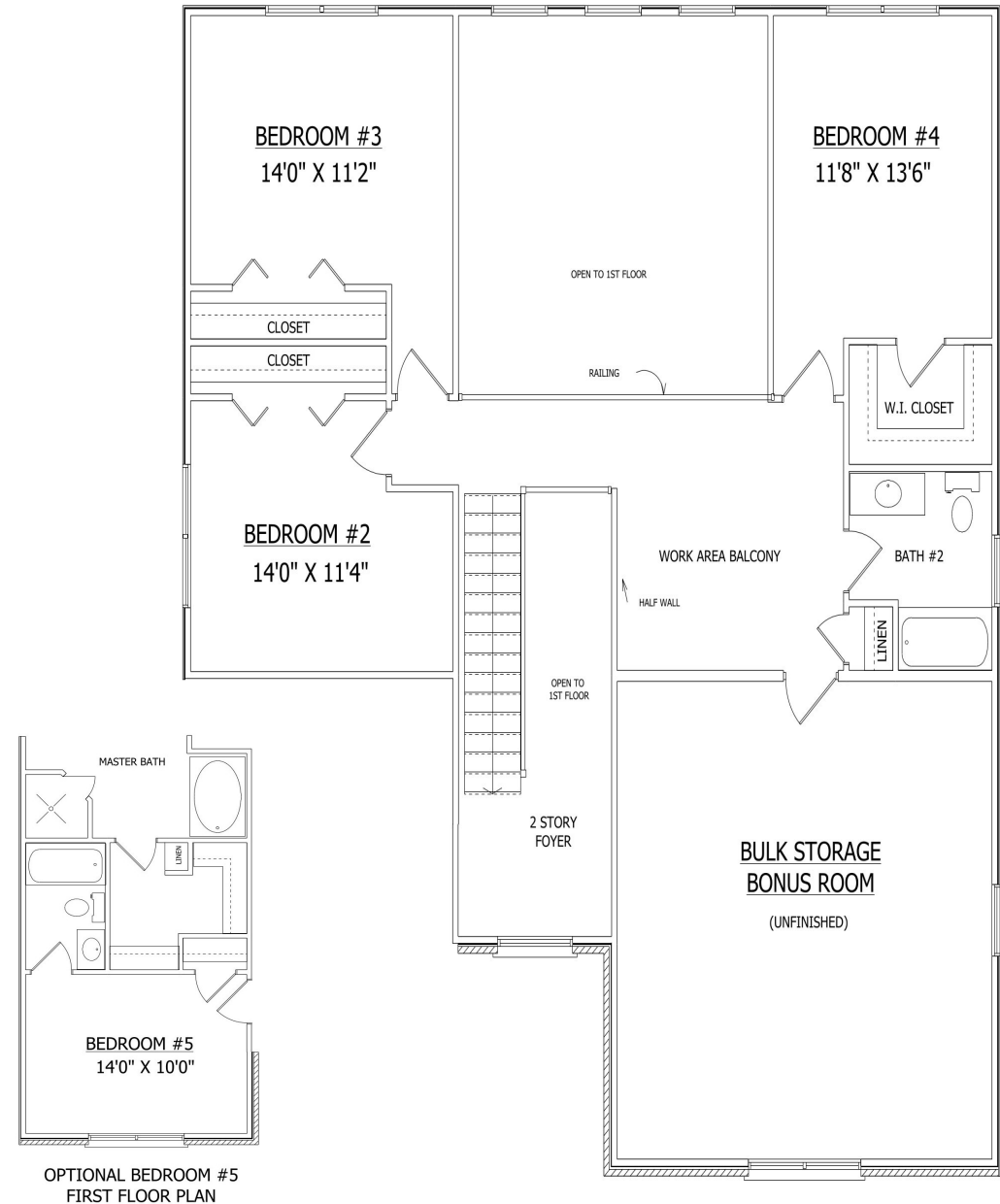


The Lexington





FIRST FLOOR



SECOND FLOOR

OPTIONAL BEDROOM #5
FIRST FLOOR PLAN

ALL MEASUREMENTS ARE APPROXIMATE AND PLANS ARE SUBJECT TO CHANGE

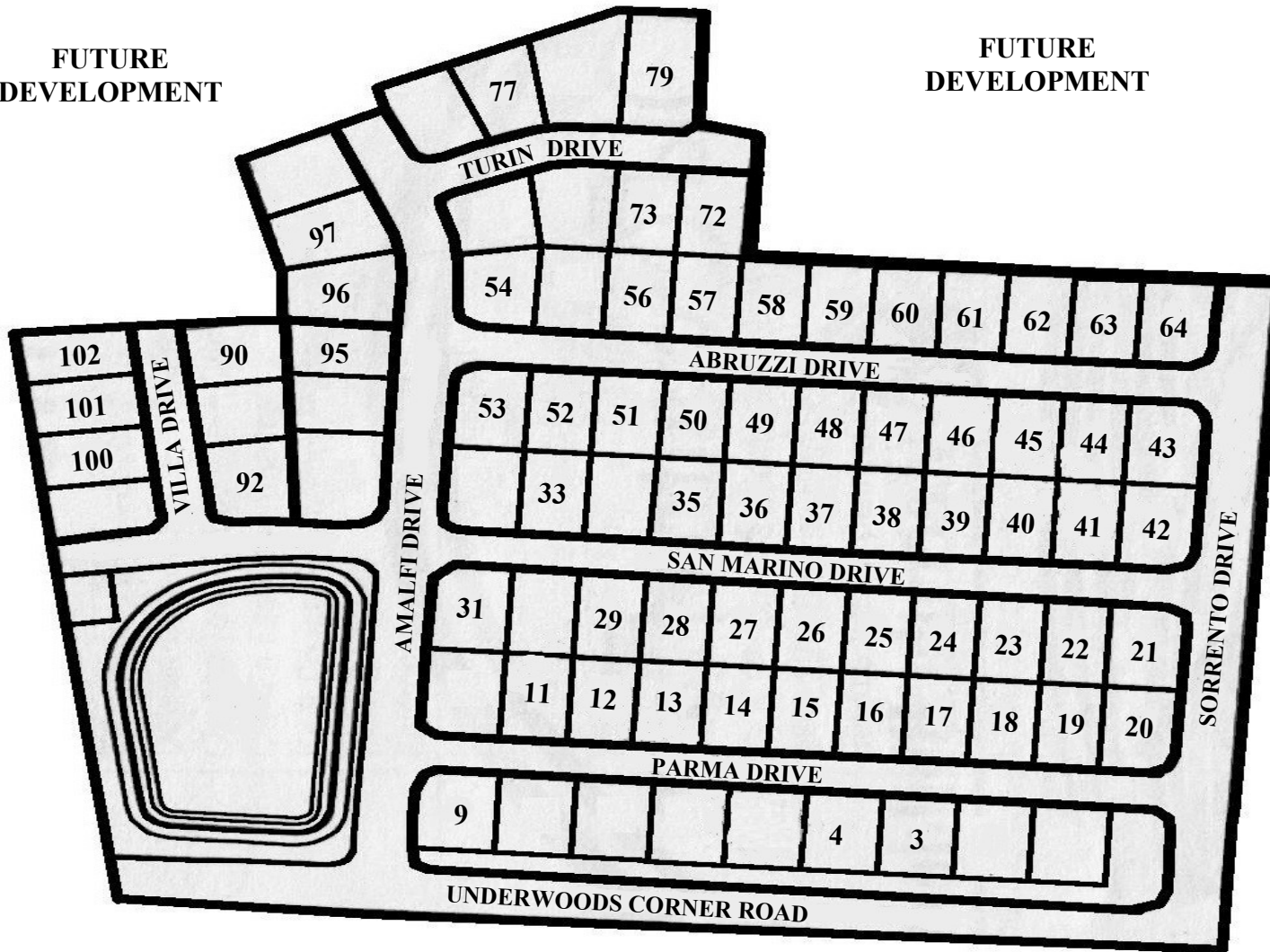


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Site Plan

FUTURE
DEVELOPMENT

FUTURE
DEVELOPMENT



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Standard features

Low Maintenance Exterior

Beaded 6 1/2" 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:
 Smooth top electric range
 Microwave with ext. hood
 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
9' Interior ceilings on 1st floor

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
Rear deck

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	302-653-8585
Clayton Elementary	302-653-8587
Clayton Intermediate	302-653-4512
North Smyrna Elementary	302-653-8589
Smyrna Elementary	302-653-8588
Sunnyside Elementary	302-653-2808
John Bassett Moore Intermediate	302-659-6297
Smyrna Middle	302-653-8584
Smyrna High	302-653-8581

Libraries

Smyrna Public Library	302-653-4579
Kent County Library	302-736-2265

Public Services

Clayton Police	302-653-8186
Clayton Fire	302-653-7317
Smyrna Health and Wellness	302-659-4444
Bayhealth Outpatient Center	302-653-2010
Bayhealth Emergency Center	302-659-2190

Major Roads

Route 1	5 minutes
Route 13	3 minutes
Route 9	6 minutes

Utilities

Town of Smyrna	302-653-9231
Chesapeake Gas	302-734-6700
Comcast	302-266-2278
Verizon	800-VERIZON

Recreation

Garrison's Lake	302-653-6349
Johnathan's Landing	302-697-8204
Dover Golf Center	302-674-8275
State Parks	302-739-4702
Kent County Parks	302-736-2090
Dover Indoor Tennis	302-734-1404

Shopping

Dover Mall
Gateway North
Smyrna Mart
Wal-Mart Supercenter



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