

# Bowers Landing

## Models and Pricing

### **The Bethany: \$244,900**

Ranch – 1,566 square feet. 3 bedrooms, 2 bathrooms, eat-in kitchen, vaulted living room ceiling, first floor laundry/mud room, full unfinished basement with egress window (lot permitting), front porch, two car garage and rear deck.

### **The Ashley: \$249,900**

Ranch – 1,672 square feet. 3 bedrooms, 2 bathrooms, open kitchen, living room and dining room, master bedroom with his and hers closets, unfinished bonus room, full unfinished basement with egress window (lot permitting), two car garage and rear deck.

### **The Lakeside: \$269,900**

Ranch – 1,870 square feet. 3 bedrooms, 2 bathrooms, large kitchen, dining room, sunroom, a laundry/mud room, full unfinished basement with egress window (lot permitting), front porch, two car garage and rear deck.

### **The Alexandria: \$339,900**

Two Story Colonial – 2,750 square feet. 4 bedrooms, 2 ½ bathrooms, eat-in kitchen and formal dining room and living room, family room and separate study, full unfinished basement with egress window (lot permitting), two car garage and rear deck.

### **The Cambridge: \$344,900**

Two Story Colonial – 2,688 square feet, 4 bedrooms, 2 ½ bathrooms, first floor master suite, two story open family room, eat-in kitchen, formal dining room, full unfinished basement with egress window (lot permitting), front porch, two car garage and rear deck.

### **The Lexington: \$349,900**

Two Story Colonial – 2,870 square feet. 4 bedrooms, 2 ½ bathrooms, first floor master suite, open kitchen, dining room, two story great room, study, first floor laundry, full unfinished basement with egress window (lot permitting), two car garage and rear deck.

*In addition to our long list of standard features, we offer a wide range of options for all of our homes to truly make our customers' homes their own.*

Our sales office is located in Cambria Village at 10 Salerno Dr. Smyrna, DE 19977.  
Please contact us by phone at (302) 653-7700 or by email [sales@lenapebuilders.net](mailto:sales@lenapebuilders.net)

Prices and specifications subject to change without notice or obligation.



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## Standard Features

### **Low Maintenance Exterior**

Beaded 6 ½ “ 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  
Seeded yard  
Composite rear decks – size per plan

### **Interior Features**

Granite kitchen countertops  
Wolf 42” raised panel maple cabinets  
Dovetailed cabinets  
Double bowl stainless steel kitchen sink  
Pull-out sprayer faucet  
Garbage disposal  
Kenmore appliance package that includes:  
-Smooth top electric range  
-Microwave with exhaust fan  
-Dishwasher  
Bruce hardwood flooring in foyer  
Mohawk carpet with ½ “ padding  
Congoleum vinyl flooring  
Satin nickel fixtures and hardware  
Comfort height bathroom vanities  
Cultured marble bathroom countertops  
Two panel interior doors

### **Select Floor Plans Include**

\*\*Crawlspace in Cambridge and Alexandria  
Island cooktop with wall oven  
Ceramic tiled luxury master bath  
Tiled kitchen and breakfast nook  
Bruce hardwood floors in dining room  
Select stone or brick elevations

### **Energy Efficient**

Low-E insulated windows  
High efficiency 14 SEER electric heat pump  
2x6 exterior walls  
R-49 ceiling insulation  
R-21 wall insulation  
50 gallon electric water heater

### **Construction Details**

On-site stick built construction  
30 year architectural fiberglass shingles  
Sump pump  
Steel I-beam structural supports  
Poured concrete foundation walls  
Engineered floor and roofing system  
Wood sheathed exterior walls  
Two car garage

### **Home Site and Area Information**

Minimum ½ acre home site  
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 and CO2 detectors with  
battery backup on all floors



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## Area Information

### **Schools**

General Information	302-284-3020
East Elementary	302-335-5261
North Elementary	302-284-9611
South Elementary	302-398-8011
Central Elementary	302-284-5810
WT Chipman Middle	302-398-8197
Lake Forest High	302-284-9291

### **Libraries**

Kent County	302-736-2265
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### **Public Services**

Frederica Police	302-335-4345
Bowers Fire	302-335-4640
Kent General Hospital	302-674-4700

[www.bayhealth.org](http://www.bayhealth.org)

### **Major Roads**

Route 1	3 minutes
Route 13	8 minutes
State Street	4 minutes

### **Utilities**

Artesian Water	302-674-4700
Kent County Sewer	302-744-2391
Delmarva Power	800-375-7117
Comcast	800-343-2494

### **Recreation**

State Parks	302-739-4702
Kent County Parks	302-736-2090

### **Shopping**

Dover Mall
Wal-Mart Supercenter
Target
Safeway
Acme
Tanger Outlets (30 min)
Walgreens



# Site Plan

# OPEN SPACE

## FUTURE DEVELOPMENT

