Old Country Farm

Models and Pricing

The Bethany: \$249,900

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), two car garage and rear deck.

The Kendall: \$249,900

Two Story Colonial -1,740 square feet. 3 bedrooms, $2\frac{1}{2}$ bathrooms, open kitchen, dining room, living room, first floor laundry, unfinished storage area, full front porch, full unfinished basement with egress window, two car garage and rear deck.

The Ashley: \$259,900

Ranch -1,672 square feet. 3 bedrooms, 2 bathrooms, open kitchen, living 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 Lexington: \$329,900

Two Story Colonial -2,360 square feet. 4 bedrooms, $2\frac{1}{2}$ bathrooms, first floor master suite, open kitchen, dining room, two story great room, study, first floor laundry, full unfinished basement with egress window, full front porch, 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

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 Sodded front and seeded rear yard

Interior Features

9' interior ceiling height on first floor 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 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

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 with central air
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
Composite rear deck – size per plan

Home Site 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 and CO2 detectors with battery backup on all floors







Old Country Farm

Area Information

Schools		Utilities	
General Information	302-653-8585	Town of Clayton	302-653-8419
Clayton Elementary	302-653-8587	Chesapeake Gas	302-734-6700
Clayton Intermediate	302-653-4512	Trash Collection	302-424-3300
North Smyrna Elementary	302-653-8589	Verizon	800-verizon
Smyrna Elementary	302-653-8588	Comcast	302-266-2278
Sunnyside Elementary	302-653-2808		
John Basset Moore Intermediate	302-659-6297	Recreation	
Smyrna Middle	302-653-8584	Garrison's Lake	302-653-6349
Smyrna High	302-653-8581	Jonathan's Landing	302-697-8204
		Dover Golf Center	302-674-8275
Libraries		State Parks	302-739-4702
Smyrna Public	302-653-4579	Kent County Parks	302-736-2090
Kent County	302-736-2265	Kent Swimming Club	302-674-3593
		Dover Indoor Tennis	302-734-1404
Public Services			
Clayton Police	302-653-8186	Shopping	
Clayton Fire Co.	302-653-7317	Dover Mall	
Smyrna Health and Wellness	302-659-4444	Gateway North Smyrna	
Bayhealth Outpatient Center	302-653-2010	Smyrna Mart	
Bayhealth Emergency Center	302-659-2190	Wal-Mart Supercenter	

Major Roads

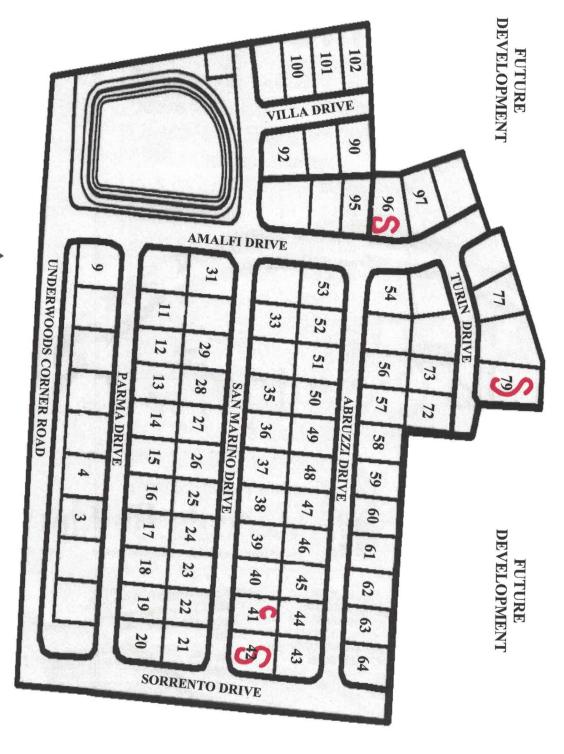
Route 1 5 minutes
Route 13 3 minutes
Route 9 6 minutes







Old Country Farm Site Plan





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www.lenapebuilders.net