

DECEMBER

## Welcome Home

special advertising section

# Wilmington townhomes make ideal homes for first-time buyers

One of the most active segments in the real estate market is currently the first-time homebuyer. Unburdened with the sale of an existing home, and able to reap the benefits of special federal tax incentives, they find themselves in a unique position to take advantage of favorable pricing and generous incentives now being

offered by Benchmark Builders. For example, at McMullen Square, just minutes from downtown Wilmington, Del., first-time homebuyers are discovering just the kind of home they have been looking for at a price point well within their budget. In fact, at today's low interest rates, monthly mortgage payments can easily

fall below \$1,000.

These trendy townhomes by Benchmark Builders, which start in the low \$200s, are perfect for those who value the attractions of the city and the surrounding Brandywine Valley. For a limited time, this award-winning local builder is making these homes even

more appealing by offering both a free first-floor entertainment room complete with a large flat-screen TV and surround sound system and a first-floor powder room in select models.

These homes offer such amenities as a large family room, skylights, elite gourmet kitchen and an owner's bedroom suite with walk-in closets, bath and cathedral or tray ceiling. The homes are available with two or three bedrooms and a one- or two-car garage.

Thanks to its proximity to I-95, McMullen Square is convenient to the Philadelphia and south New Jersey areas, making it easy to work out-of-state while enjoying the benefits of Delaware's low property taxes (the third lowest in the nation) and no sales tax. The recent Government Housing Act the first-time homeowners an additional tax credit of up to \$7,500- in effect an interest-free loan of \$7,500. To tour the model home and learn more, go to [www.BenchmarkBuilders.com](http://www.BenchmarkBuilders.com), or call 302-764-6952. The sales center is open Thursday through Monday from 10 a.m. to 4 p.m. From I-95, travel on Route 202 South and turn left onto Miller Road. Drive to Lea Boulevard and turn right, then turn right onto Market Street. McMullen Square is on the left.



Benchmark Builders offers Wilmington, Del. townhomes starting in the low \$200s.