



INSIDE:

Milltown Village

This attractive 55+ community by Benchmark Builders is down to a final few prime carriage twin-home sites. **See page 5.**

This week's average 30-year mortgage rate:
4.71%

Last week's average mortgage rate:
4.49%

As of 06/16/11 Source: InfoTalk

Beach Properties	13
Property Transfers	17
Rentals	14

Valley views highlight 55+ community in northern Delaware. Final few prime home sites still available.

If you ever wanted a masterpiece of a home with a beautiful view of unspoiled nature, the time to act is now while there are still a few prime carriage twin-homes sites available at one of northern Delaware most desirable settings, Milltown Village. Backing up to lush forests, these homes will charm anyone who loves the sound of wind through the trees, the gentle song of native birds and the unspoiled splendor of the region's flora.

You'll be hard pressed to find homes with the rare combination of meticulous craftsmanship and unparalleled location. With 50 acres of trees and open space, plus a view that looks out on the stunningly beautiful hillsides of Pike Creek Valley, this one-of-a-kind 55+ community from award-winning Benchmark Builders feels at one with the area's gently rolling hills and verdant countryside of Pike Creek Valley.

Only one thing could make these homes more appealing and it has just recently been added: new significantly lower pricing! Homes now start at \$389,900. Plus, for a limited time, Benchmark Builders is offering a 50% discount on all options up to \$50,000, making customizing to meet your specific needs not only

easy but also affordable. Now consider how much less you'll pay in taxes, thanks to Delaware's low property taxes (the lowest on the east coast!). Delaware also has no sales tax.

Complementing both the quiet setting and incredible savings are the quality of the homes themselves, with their European-inspired architecture that may bring to mind the chateau country of France. But don't let the tranquility fool you; *Milltown Village* is in the heart of everything that New castle County has to offer. Located just minutes from I-95, it is convenient to all the cultural and recreational advantages that the Brandywine Valley has to offer and an active lifestyle craves. Nature reserves, golf and tennis clubs, shop-

ping venues and a diverse mix of restaurants are just some of the many opportunities that remain but minutes away. So is the town of Newark, home to the University of Delaware, with its endless array of specialty shops, coffee cafes and quiet parks.

As with all the homes at *Milltown Village*, the two carriage twin-home models, the *Tuscany* and the *Florence* (the community's most popular model), demonstrate a fine use of interior space and the wealth of opulent amenities that elevate them well above the ordinary. The first things guests will notice when visiting these cottage homes are the hardwood foyer, the nine-foot ceilings on the first floor and the bright airy floor plans that celebrate the sunlight! A gas fireplace with an elegant slate surround gently enhances the family room. Large glass doors let you enjoy the changing seasons and spectacular view.

The spacious family rooms in these carriage twin-homes have 11' standard ceilings and can be made even more open with the option of dramatic two-story cathedral ceilings. The first-floor master bedroom suites are set apart from the rest of home, an oasis from the bustle of everyday living. Security systems, double-hung Anderson windows and two-car garages are also standard with a "walk-out" basement possible on most models. The exceptional ener-

gy efficiency of these homes comes as a pleasant surprise to most at least once a month due to the ultra-modern 90% efficient gas direct-vent climate system.

Treated as an option by most other communities, one more feature comes standard in these two- and three-bedroom homes: the inordinately flexible upper level, the perfect get-away spot to curl up with a good book or watch a movie. Homebuyers also have the option of configuring the area further to better fit their lifestyle, whether it's adding another bedroom or additional storage space.

Thanks to the low-maintenance exteriors of these homes, homeowners will have very little to worry about, plus most yard work is taken care of by professionals.

The deluxe community clubhouse is destined to become a popular gathering place for neighbors plus the miles of sidewalks and walking trails make for a convenient way to start the day with an energizing jog or end it with a leisurely stroll.

For those who don't hesitate, there is still time to get one of the few remaining carriage twin-homes prime lots and join the ranks of those happy homeowners who regularly ask, "Why didn't we make the move sooner?" Not only will you be able to take advantage of the incredible price reduction, 50% savings on options up to \$50,000 and Delaware's low property taxes, you will have a stunning home with some of the greatest views in a community already known for extraordinary vistas.

For complete information about this one-of-a-kind community home by Benchmark Builders the legendary local builder with over 40 national and local awards to its name, call 302-366-1515. The sales center is open daily 11 AM to 5 PM or by appointment. From the north, take I-95 South to 141 North (Newport Exit). Follow 141 North to Route 2 West (Kirkwood Highway). Stay on Route 2 for about 5 miles, turn right onto Pike Creek Road and follow for approximately 1/2 mile. The community will be on your right.

