



At Academy Hill, there's still room at the top — but not much

By the time you read this, Academy Hill could be sold out. That's because with the recent upturn in sales, the Benchmark Builders Community has become a major destination point for prospective homebuyers. As of last week, only nine home sites were still available.

"It's as if a dam broke," commented Manon Neal, the community sales manager, "as more and more homebuyers are finding their way here," she continued. The nine available lots are spread about the community so there's something for everyone. But Ms. Neal was quick to caution that with interest this extreme; one should not postpone their visit for too long.

Where else can you find a community perched on a gorgeous hilltop in Newark and near the University of Delaware? And where else can visitors get a genuine feeling of what the neighborhood is all about. Most of the time when homebuyers make a buying decision to purchase a new home in a new community, they can only imagine what it will be like to live there. At

Academy Hill, most of the homes have been built and the neighborhood has been established with its rich mix of single-level and two-story single-family homes. One drive around the community says it all. What's more, some of the available home sites are in prized locations that back up to open space and wooded areas, or are on a cul-de-sac.

But, of course, there's more to a home than its location. Case in point: Have you ever noticed that there are times when you walk into a home it just feels good? It's easy to think that it's because of the colors or the furnishings, but if you ask Ms. Neal, she'll tell you from experience that it's the floor plan that makes you feel so comfortable.

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Interestingly enough, that's exactly what most visitors say when they visit the model home or tour a home that was recently constructed but not occupied, reinforcing Neal's point that the layout makes the difference. A study conducted by MSN Real Estate agrees stating that, "Women are critical of home plans that don't allow life to flow smoothly." At Academy Hill, there are seven different models ranging from the upper \$300s to the mid \$400s and, as stressed by Manon Neal, "Every one fills the bill of having smart, airy, well thought-out floor plans.

Other important priorities pointed out in the study include big closets, hardwood foyers, dedicated laundry rooms, fabulous kitchens, full basements, attached two-car garages, separate owner's bath, and state-of-the-art energy efficiency. On all counts, the homes at Academy Hill meet these standards of desirability.

What's more, according to Ms. Neal, is the fact that as with all Benchmark Builders homes, should a buyer's request go beyond the list of options, the builder will gladly work with the buyer in fulfilling their special request.

That's not to say there aren't numerous affordable options on the list. Homebuyers can mix and match such features as sunrooms, bay windows, expanded family rooms, additional bedrooms, dens, sitting and morning rooms, as well as lofts, and skylights to name some of the most popular ones. One good way to get a feel for all the homes at Academy Hill is through a short video tour of the two-story Warwick model hosted by Ms. Neal. It can be found on the Benchmark Builders website.



To visit Academy Hill, take I-95 South in Delaware to exit 1B (Rt. 896 North/Newark). Go north towards Newark following the signs to a traffic loop on right directing you to West Chestnut Hill Road. Follow for one mile to the community on the right. The sales center is open Thursday through Monday 11 a.m. to 5 p.m. or by appointment. To see the full range of 2-story and single-level models, go to www.BenchmarkBuilders.com. For more information, call 302-368-1141.

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