



It takes just two minutes or less at Willow Oak Farms

“I call it the two-minute test,” said Irene Pulgini, sales manager at Willow Oak Farms. She’s referring to the maximum amount of time you should have before realizing that the homes at Willow Oak Farms are something special. In practice, only someone with the insensitivity of a mosquito would take even that long to realize that these homes are the best single-family-home value north of the canal.

“With prices starting at \$239,900, people expect shortcuts in construction and a short list of features, but usually within two minutes that assumption is dispelled,” said Ms. Pulgini. “After all, this is a Benchmark Builders home and we don’t cut corners!” she enthused.

The community is set in an ideal location that comes standard with a feeling of peace and tranquility thanks to nearly 35 acres of open space and mature trees. Although off the beaten track, it’s immensely convenient to superb shopping and entertainment venues, not to mention Route 1 that opens a world of possibili-



ties whether it’s the Delaware beaches, Wilmington, University of Delaware or Philadelphia.

And right now, with only 20 home sites available, it can be said that the clock has signaled the two-minute warning. “We’re

continued on page 2

Continued from page 1

in the final phase so most of the lots are exceptionally private and back up to woods with mature trees,” said Pulgini. She was also quick to point out that because Willow Oak Farms is 80% occupied, the quality of life in the community is on full display. You get a feel for the community rather than seeing a big, open field.

As for the homes, there is a wide choice of two-story and ranch-style designs. “I can’t imagine anyone who has a preference for a single detached home not giving serious consideration to living here as opposed to a townhome development that’s likely to be in the same price range,” said Pulgini.

Recently a new model, called the Christina, was introduced at Willow Oak Farms. Anyone who values bright, open floor plans will appreciate how the design utilizes space both efficiently and inventively. The relentless attention to detail and thoughtful design are found throughout, from the hardwood floor in the foyer and 42-inch kitchen cabinets to the 9’ first-floor ceilings and airy cathedral ceiling in the owner’s bedroom suite. Convenience has not been overlooked either, with an attached 2-car garage and service door that accesses the kitchen. Even with the addition of a fourth bedroom, the price remains in the mid \$250s. Of course, this model is just one of eight home designs that encompass a wide range of family priorities. Such features as an owner’s bedroom suite on the first floor, expanded family room, additional bedroom, sunroom, den, sitting room and other enhancements are all possible. “If the homebuyer wants us to change something to accommodate their lifestyle or design preference, we can work with them even if it goes beyond the list of standard options,” commented Steve Bomberger, President of Benchmark Builders.



In an effort to help homebuyers in the First State, according to Ms. Pulgini, the Delaware State Housing Authority (DSHA) is currently offering a special bond program that allows homebuyers to borrow 3% of the mortgage amount, which then becomes forgivable at the time of settlement. In other words, it doesn’t have to be repaid and it can be used in conjunction with either a conventional or FHA mortgage. As with all government-backed incentives, the buyer must qualify. For details, you can call Ms. Pulgini at 302-834-2480.



“With interest rates still near record-low territory, some outstanding builder incentives, availability of premium home sites and affordable pricing, it will certainly take less than two minutes to realize that the timing for buying a home at Willow Oak Farms has never been better,” quipped Pulgini.



Willow Oak Farms is open daily and weekends 11 a.m. to 5 p.m. For complete details on this and all Benchmark Builders communities, visit the company’s website at www.BenchmarkBuilders.com.

Directions: Take I-95 in Delaware and exit at Route 1 South (near the Christiana Mall). Follow to Exit 152 West then to Route 71/Red Lion Road and turn right. The community will be 1/2 mile on the left. For GPS: Enter 102 Willow Oak Blvd., Bear, DE 19701

CLICK HERE FOR BENCHMARK BUILDERS HOME PAGE