



Milltown Village, Pike Creek DE

Benchmark Builders, 25 years of bringing homebuyers to Delaware

In a special report comparing state taxes that recently appeared on CNBC.com, writer Shelly Gigante stated, "With its coastal shoreline of picturesque beaches and proximity to Philadelphia and Washington, the

For those not fully immersed in the tax advantages of living in Delaware, here is a brief sketch of why the state has been attracting more and more homebuyers of all ages: When compared to all 50 states in the

Despite being small in size, Delaware offers big tax advantages.

first state to ratify the Constitution has become a haven for the senior set to stretch their dollars." What the report didn't mention is the fact that in addition to retirees, Delaware is a place where everyone can stretch their dollars. The reason: despite being small in size, the state offers big tax breaks.

Union, Delaware ranks fourth in having the lowest property taxes, plus there is no sales tax. As for retirees, their social security benefits are exempt and up to \$12,500 of their retirement income is also exempt assuming they are 60 or

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older. Additionally, there is no inheritance or estate tax, and homeowners 65 and older can receive a credit equal to one half of the school property taxes, up to \$500.



Village of Eastridge, Smyrna, DE

Indeed, Delaware offers significant tax breaks for everyone. According to Steve Bomberger, president of Benchmark Builders, “Delaware is like a magnet. We have a large percentage of buyers who have relocated in Delaware from New Jersey and New York, not just in our 55-plus communities, but at all of our communities. And it’s not just the tax advantages.”

Historically, the real estate market has had its ups and downs, but most



Academy Hill, Newark, DE

any homeowner who has lived through a series of transitions will tell you that a good quality home in a good neighborhood will retain and appreciate in value. “Our buyers know this. They have experienced it firsthand. Pride of



Willow Oak Farms, Red Lion, DE

craftsmanship and a well thought-out community design has always been our focus,” says Bomberger, “plus we build a level of flexibility in our



Greene Hill Farm Estates in Smyrna, DE, now open!

homes that allows homebuyers to incorporate their wishes in the design even if these wishes go beyond the long list of options.”

The builder is currently marketing three 55-plus communities: Milltown Village in Pike Creek, known for its natural beauty and stunning vistas; Village of Long Creek in Glasgow, one of the most accessible locations in New Castle County; and Village of Eastridge in Smyrna, a charming small town in Kent County, near the state capital of Dover.



Village of Long Creek, Glasgow, DE

In addition, the company is building three traditional communities of single-family homes: Academy Hill in Newark, home of the University of Delaware; Willow Oak Farms in Bear/Red Lion, off the beaten path yet convenient to major shopping areas (including the upscale Christiana Mall); and Greene Hill Farm Estates, the company’s newest community in the rolling fields of the Smyrna area.

As a locally owned and operated Delaware homebuilder, Benchmark Builders is now celebrating their 25th Anniversary and it looks like there will be a lot more anniversary celebrations in their future.