

Grand combination of country and value

Grand Opening of Greene Hill Farm Estates in Smyrna



The Eden model home lets prospective homebuyers appreciate Benchmark Builders' commitment to quality.

Rarely has a community of semi-custom homes been so attainable and yet so dedicated to the art of raising a family in a relaxed country atmosphere. With homes starting at \$284,000, Greene Hill Farm Estates in Kent County is just such a place.

And during the Grand Opening of both the community and the model home, those who appreciate such values will be afforded the opportunity to discover this new Benchmark Builders' community. Additionally, there are significant incentives based on the unique needs of the homebuyers. For those who are ready to act quickly, the builder is also including a free John Deere Lawn Tractor. Certain restrictions apply so be sure to see the community sales manager for details.

"I'm a nature lover and to me this community has everything I want," said Carol Anderson, sales manager for the

community. Supporting her observation is a list of positive attributes that is long and comprehensive.

Starting with the great outdoors, Greene Hill Farm Estates is situated within a stone's throw of Massey's Mill Pond, preserved parkland administered by the Delaware Division of Fish & Wildlife. A small country road separates the park from the community so an easy walk will allow homeowners the opportunity to enjoy the bucolic setting while fishing, canoeing or just sitting on the bank daydreaming. In keeping with its name, there will be lots of green space spread throughout the community, including a network of walking trails, soccer field, volleyball court, playground, and landscaped open areas.

Of course, one of the key elements to the feeling of the serene country setting is that every homesite is at least a half acre, keeping the homes spread out and allowing homeowners plenty of space to grow a garden, build a

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large patio, install a gym set or add an in-ground swimming pool. The other advantage of such large lots is the fact that all homes have turned two-car garages, which add greatly to the curb appeal of the homes as well as the entire neighborhood.



The spacious dining room has easy access to the kitchen and the two-story entrance foyer.

There are six diverse models that cover a wide range of home styles from New England cottage and East Coast farmhouse, to colonial and updated traditional designs. And whether homebuyers are looking for three, four or five bedrooms, they will find what they want. Add the long list of practical and luxurious options that are available plus the fact that many custom modifications can be economically accommodated, and it must be said that this executive-level community delivers on all counts.

As a tour of the model home will illustrate, the flexibility that Benchmark Builders has built into these homes is significant. For instance, the already spacious family



The large owner's bedroom is available with a cathedral ceiling or, as pictured, a tray ceiling. The suite also has a private sitting room, stunning bathroom and two large walk-in closets.

room can be expanded and a sunroom, den or first-floor bedroom can be incorporated in the floor plan. And one can't help but notice the sense of roominess, with bright open living areas that let in the light while creating a dynamic sense of space throughout. This is especially apparent in the dramatic two-story entrance foyer with its gorgeous hardwood floor. Other upscale features include 42-inch maple door cabinets in the kitchen, granite counter tops, stainless steel appliances and Benchmark Builders' uncompromising attention to detail. The open spaces and high ceilings lend themselves to some amazing decorating possibilities. If you're getting the idea that we're impressed with the new model, you're right.

One practical aspect brought to our attention by Ms. Anderson is this: "Unlike most communities in the area with lots this size, public water and sewer is provided at Greene Hill Farm Estates."



Just down the road within easy walking distance, Massey's Mill Pond is a fine place for fishing and canoeing.

Greene Hill Farm Estates is located near Smyrna, Delaware. In addition to Massey's Mill Pond, nearby are Big Oak Park, a 90-acre playscape which offers outdoor nature-fun for everyone and Bombay Hook, a 16,000-acre wildlife refuge that is world-renowned for birding. As for nearby shopping, you can enjoy the quaint shops and restaurants of Smyrna or take Route 13 South to the numerous stores, malls and shopping centers in Dover. And, of course, Route 1 can sweep you to the upscale Christiana Mall in just 35 minutes or the Rehoboth Beach area in an hour.

For more details and directions, call 302-653-6836 or go to www.BenchmarkBuilders.com. For GPS, enter 2104 Brenford Road, Smyrna, DE 19977.



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