

“Sizing up” a Hot New Community in Delaware



For those who eagle-eye the details, Greene Hill Farm Estates has much to see and admire.

It starts with the larger-than-usual home sites, all of which are at least a half-acre, the perfect size for providing plenty of yard for the kids to play and still have space for a nice-size garden, patio, even an in-ground pool.

Also perfectly sized are each of the six two-story and ranch models, three with bedrooms available on the ground level. Designed for an inordinate amount of flexibility, these homes accommodate three to as many as five bedrooms in some models, plus other configurations are available that include a sunroom, extended family room, and three-car garage, to name a few.

Located just inside the northern edge of Kent County just south of Smyrna, Delaware, Greene Hill Farm Estates

highlights everything the award-winning Benchmark Builders has mastered in its 25-plus years of building homes in Delaware. This local builder is known for its bright, open floor plans and that talent is in full display here. A tour of the fully furnished model home will reveal an invigorating sense of volume throughout, especially in the great room where the family room, breakfast room and kitchen come together to form an expansive living area that is certain to be the heart of the home. And the two-story entrance foyer, with its interesting architectural details, adds a striking level of drama upon entering through the front door.

Other features include 9' first-floor ceilings, hardwood flooring in the foyer, spacious bedrooms, plus a kitchen where even Julia Child would feel at home with its roomy 42-inch maple door cabinets, attractive granite counter tops, stainless steel appliances and a layout where everything is just where it should be.

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Such standard details as turned garages, stone water tables and timeless architectural exterior designs blend together to form a community of lasting beauty. Nearly 50 acres of open space have been reserved allowing for a dedicated volleyball court, soccer field, playground and gazebo. And, just in case you were wondering, there's public water and sewer.

Of course, Kent County itself is known for its natural beauty. Massey Mill Pond, an ideal spot for canoeing and fishing, is an easy walk just down the road. Nearby, Bombay Hook National Wildlife Refuge is legendary for birding. A seemingly endless ribbon of quiet, country roads makes for a welcome day of cycling. Golfers will enjoy the links at Garrison's Lake Golf Club, and art lovers will enjoy the Biggs Museum of American Art. And visiting any of the numerous parks and recreation areas is always an option.

And then there is shopping: Prime opportunities abound for this Great American Pastime along nearby Route 13, not to mention the more restrained charms of the historic towns of Smyrna and Dover, with their small shops and quiet restaurants. For those looking for what is fast becoming the ultimate shopping experience, Christiana Mall is 35 minutes away via Route 1.

According to a recent survey of prospective homebuyers published in the News-Journal, it is the quality-of-life characteristics that are the most important aspects in making a purchasing decision. Such features as sidewalks, good schools, proximity to shopping and work place, access to highways, and a feeling of privacy were among the most important considerations – all of which are pres-

ent and accounted for at Greene Hill Farm Estates.

For those in the market for a new home, good news awaits them in the form of a steady increase in existing home sales. This means homebuyers are able to sell their existing homes at a favorable price in order to buy the new home of their dreams.

Just as an eagle can spot a rabbit from two miles away, homebuyers should certainly be able to spot Greene Hill Farm Estates as one of the best all-around values in Delaware. Homes start at \$284,000. For more details call 302-653-6836 or go to www.BenchmarkBuilders.com.

Directions: From I-95, take Route 1 South to the South Smyrna Exit (Exit 114) and turn left onto Route 13 South. After one mile, turn right onto Brenford Road. Greene Hill Farm Estates is 2 1/2 miles on your right.



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