



THREE TO GO AT NEWARK'S ACADEMY HILL

A gorgeous hilltop setting, a wonderfully convenient location, signature craftsmanship, a wealth of upscale appointments, a modern free-flowing floor plan. Any one of those attributes by itself would make for a great home, but at Academy Hill it's de rigeur, plus there are a few surprises that are impossible to overlook.

Now that the community is almost completely sold out, with the exception of two nearly completed homes and one that will soon be under construction, it can be said that this weekend could be the beginning of the end as Benchmark Builders releases the final three homes in the community. "It's the last opportunity to own a new home in what is undisputedly one of Newark's finest locations," said Theresa Gallagher, who will be hosting specially arranged tours of the available homes. "And we are offering them at a price point that is, plain and

simple, unbeatable." Homebuyers wishing to see these homes should call her at 302-838-7925.

Standard features on all homes in Academy Hill include spacious open floor plans, nine-foot ceilings throughout the first floor, large kitchens and attached two-car garages.

Two of the three sites feature the Bohemia floor plan, one of the most graceful designs in a community known for its upscale elegance. Located at 712 Princeton Lane, perspective buyers with a bit of imagination will be able to get an accurate feel of what the finished homes will be like by touring the models that are now approaching completion.

The rich hardwood floor in the foyer makes for a dramatic start that continues throughout the dining room, kitchen and breakfast room areas. The large family room, with its soaring volume ceilings, has also been extended for additional floor space than is the norm. It still remains surprisingly intimate thanks to a flickering gas fireplace.

continued on page 2

Continued from page 1

Separated by a half-wall, the family room flows into the breakfast and kitchen areas. This well-planned kitchen captures the eye with such attractive features as 42" cherry cabinets, granite countertops and stainless steel appliances.

There is plenty of room on the second floor, as well, with four bedrooms, including the spacious owner's suite with its own sitting area, walk-in closet and private bath with soaking tub and separate shower. Now priced at \$439,329, this home can be move-in ready in 30 to 45 days according to Ms. Gallagher. Whoever opts for the other Bohemia model next door will find similar features plus many ways to customize it to fit their wishes since construction has not yet begun. As planned, the home will start at \$440,612 and can be ready before spring is in full bloom.

The Easton, priced at \$462,205 and situated at 604 Georgetown Court, is a handsome 4-bedroom, 2 1/2-bath model that has an added list of upgrades to make it a very special home. One of the favorite options will certainly be the sunroom that really opens up the whole kitchen/breakfast area to the outdoors.

The kitchen has granite countertops and a breakfast bar, stainless steel appliances and recessed lighting. A first-floor laundry adds convenience come washday while the family room enjoys a real sense of coziness from the gas fireplace. Four bedrooms define the upper level with a truly spacious owner's suite with a cathedral ceiling and its own



bath with soaking tub and shower.

Academy Hill enjoys a real sense of privacy and tranquility, making it hard to believe that it is only minutes from the University of Delaware's main campus. Both I-95 and the Amtrak station are literally less than ten minutes away, a great convenience for those who commute to Philadelphia and beyond.

Directions: Take I-95 to exit 1B (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. For more details, call 302-838-7925. Floor plans and more information can be found on the Benchmark Builders' website at www.BenchmarkBuilders.com.