

With its turned garage and timeless exterior features, the Eden model shows off its fine curb appeal.



LARGE, OPEN SPACES - INSIDE AND OUT

GREENE HILL FARM ESTATES REFLECTS MODERN HOMEBUYER PREFERENCES

With over 13 million Americans playing soccer, it's the fastest growing sport in the United States. So when Benchmark Builders designed the community of Greene Hill Farm Estates, near Smyrna, Delaware, it was decided early on that a dedicated soccer field would be part of the plan. Not only was soccer part of the design, the Delaware home builder also included a volleyball court and playground.



“We wanted to create a community that would give kids plenty of options and be a great place to raise a family. I don't know of any other community in the area that has its own soccer field.”



Carol Anderson, Community Sales Manager

But for most homebuyers, a soccer field is not in the forefront of their wish list. In most cases they'll list home-related features like an open floor plan that can accommodate gatherings of family and friends, many mention a formal dining room with enough space for a table that seats eight, and everyone wants a great room that can serve as party central. Other essentials include enough bedrooms so every child gets their own space, a side-entry garage for fine curb appeal, a community with plenty of open space, and, of course, a convenient location with quick and easy access to good schools, shopping and lots of entertainment choices.

Greene Hill Farm Estates, with all its positive attributes, easily fulfills those wishes – and a lot more. “Our homes reflect contemporary buyer preferences for a fresher, more modern style. Here, for example, our homes have large open spaces for casual living as well as ideally sized half-acre home sites where you can spend more time outdoors,” Ms. Anderson says. The community also has public sewer and water so homeowners will never have to worry about septic tanks or wells.

This weekend, Ms. Anderson will be hosting an open house at the model home to introduce homebuyers, not only to the many advantages and features of the community, but also to the pre-season sales initiatives now in place. “We're

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offering \$15,000 in free options plus 50% off all options up to \$100,000. That's up to \$65,000 in savings," she enthused.

A word of advice: should you visit the model home this weekend, be sure to enter through the front door. You'll be treated to a masterful blend of architectural details that include a gorgeous turned staircase anchoring the airy two-story foyer, a formal living room with oversized windows and a dedicated dining room with a dramatic tray ceiling. Front and center, through the breakfast room, your eyes will be transfixed on a spectacular arched window that lets sunlight drench the interior of the home. Open to the breakfast room, you'll find the large family room with a gas fireplace centered on the outside wall and a wide entranceway that leads to the formal living room. If this space doesn't become the hot spot for any gathering, nothing will. On the opposite side, the kitchen stands ready to serve. For those of us who love playing the role of head chef, get ready for an overdose of eye candy, because everything is present and accounted for.

In addition to the model home, there are seven additional two-story homes and single-level home designs with pricing starting at \$269,000. The range of home styles covers all bases: from New England cottage and East Coast farmhouse to colonial and updated traditional designs. Whether homebuyers are looking for three, four or five bedrooms, they will find what they want at Greene Hill Farm Estates. For those in a hurry, there's a quick-delivery four-bedroom Bohemia model now priced at \$322,758.

This weekend's open house will take place Saturday and Sunday, from 11 a.m. to 5 p.m.

For complete details call the community sales center at 302-653-6836 or visit the Benchmark Builders website at www.BenchmarkBuilders.com.



The entrance foyer is a study in architectural detail with its turned staircase, high ceiling and clean, modern lines.



The family room, breakfast area, sunroom and kitchen flow seamlessly from one to another reflecting contemporary buyer preferences.

DIRECTIONS: From Route 1, take the South Smyrna Exit (Exit 114) and turn left onto Route 13 South. After one mile, turn right at the traffic light onto Brenford Road. Greene Hill Farm Estates will be 2 1/2 miles down the road on your right.

FOR DETAILS AND FLOOR PLANS CLICK HERE