



“Quick Delivery” homes can save thousands

Today, many homebuyers are taking a cautious approach to buying a new home. They’re waiting to sell their current home before they purchase a new one. According to builders and developers, this trend is fueled by the fact that buyers don’t want to have two mortgages as they wait for their existing home to sell. For these types of homebuyers, a new quick-delivery home has become a popular option.

Perhaps another part of reasoning behind this decision is that fact that nothing beats the experience of walking through a move-in ready, or “spec home” as it is known in the housing industry. This way, homebuyers avoid the situation of buying something sight unseen.

To fulfill the needs of these types of buyers, Benchmark Builders has a number of quick-delivery homes in Academy Hill; a community of executive homes located a short distance from Newark and the University of Delaware, and I-95. One of the homes is ready for immediate delivery; another is nearing completion, while construction on the final model is poised to begin shortly. So there is still time for the buyer to make numerous choices in both options and finishing touches.

continued on page 2

Continued from page 1

In this case, the homes are the final three available in the well-positioned community. As such, the builder has authorized significant price reductions and incentives on all three homes.

Two of the three models are of the Bohemia design, one of Academy Hill's most popular floor plans. Sitting on Princeton Lane, the homes have numerous features in common. The completed model has hardwood floors in the foyer, kitchen and dining room that make for a dramatic first impression that lingers through to the sun-filled floor plan. The large family room, with its volume ceilings, has been extended to provide additional living space and is optioned with a gas fireplace, and flows effortlessly into the breakfast and kitchen areas making it an ideal space for entertaining and family activities. The well-planned kitchen features 42" cherry cabinets, granite countertops and stainless steel appliances.

There is plenty of room on the second floor, too, with four bedrooms, including the spacious owner's suite with its own sitting area, walk-in closet and private bath. This one-of-a-kind show home has been discounted to \$439,329. With the second Bohemia model, priced at \$370,000, homebuyers can request structural changes as well as finishing touches.

The third model, located on Georgetown Court, is the Easton model, a striking 4-bedroom, 2½-bath model with a rich list of upgrades, including a sunroom that affords the kitchen and breakfast areas a view of the wooded open space that outlines the community.

The kitchen has granite countertops, breakfast bar, stainless steel appliances and recessed lighting. The family room has a gas fireplace, while such behind-the-scene conveniences, as a first-floor laundry and cook's pantry, will make everyday chores less so. Four bedrooms distinguish the upper



level, highlighted by a spacious owner's suite with cathedral ceiling and it's own luxurious bath.

The homes are open for viewing Saturday and Sunday from 11 to 5 and through appointment on weekdays by calling Theresa Gallagher at 302 838-7925.

If we've learned one thing from this recent run of warmer temps, it's that nothing beats being outside in the springtime, especially in your own backyard. These homes in Academy Hill and Willow Oak Farms are certainly ready for spring as well as ready to save homebuyers thousands of dollars.

Former Model Home available at Willow Oak Farms

For those who want to live in a secluded area of Red Lion near Bear, a quick move-in at Willow Oak Farms is ready and waiting. The 4-bedroom, 2.5 bath Christiana model has an impressive list of features, including hardwood floors throughout the first floor, granite counter tops and a dramatic cathedral ceiling in the owner's bedroom. It's available immediately for the reduced price of \$296,900 making it an excellent value.

For more information and to tour the home, contact Irene Pulgini at (302) 893-3358.

Directions to Academy Hill: Take I-95 to exit 1B (896 North/Newark). Go north towards Newark then follow signs to a traffic loop that will put you on West Chestnut Hill Road, and proceed for one mile.