

Got kids? Cool!



Family-friendly living in Central Delaware

Over the last several years, Central Delaware has evolved into one of the most desirable places to live in the Tri-State area. Much of this has to do with its low property taxes and more value for housing dollars. But the fact that the area is home to two state parks, four nature preserves, five golf courses, and 12 wildlife and conservation areas, makes it beyond rich in outdoor recreational opportunities. From birding to boating, hiking to cycling, fishing to hunting, adventure awaits

Arguably, there are four main hubs of activity between the Chesapeake & Delaware Canal and the southern border of Kent County. Each has its own attraction. Dover, the capital of Delaware, offers a wealth of historic districts, shopping and entertainment opportunities. Bombay Hook National Wildlife Refuge is internationally renowned for birding. Middletown offers scores of opportunities for shopping and dining. Then there's Smyrna, awash in historic charm and enjoying rediscovery highlighted by an influx of quaint shops and

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engaging dining establishments. What's more, the Delaware beaches are less than an hour away while Wilmington and Philadelphia are easily commutable distances. With all this in its favor, the region's popularity should come as no surprise.

"We chose to locate our latest community of single-family homes in Kent County because we could offer homebuyers plenty of open space and larger size home sites than we could ever do in northern Delaware," says Irene Pulgini, Director of Sales and Marketing for Benchmark Builders. The community to which she is referring is Greene Hill Farm Estates located within a stone's throw of Massey Mill Pond, not far from Smyrna. Ms. Pulgini is not only talking about the acres of reserved space throughout the community, she's also referring to the fact that there's a community soccer field, volleyball court, and playground that will give kids (and adults!) plenty of playful options plus walking trails for those evening strolls.

With spring well underway, the community has seen a greater influx of potential homebuyers, and this weekend the pattern is expected to dramatically increase as a result of a new three-way incentive program that will be introduced at an Open House today and tomorrow. "We're offering a \$10,000 flooring upgrade that gives more carpet, hardwood, ceramic and vinyl choices at no extra cost; \$15,000 in free options; plus 50% off all options up to \$100,000," said Carol Anderson, the Community Sales Manager. "That means homebuyers can save as much as \$75,000

on the purchase of a new home." There will also be an opportunity to register to win a stainless steel Weber propane grill for which there is no purchase necessary.

The feeling of spaciousness that's so apparent on the outside continues inside these homes, where an expansive open floor plan caters to modern homebuyers' preferences with family rooms segueing to breakfast rooms and kitchens, forming a wide expanse of light-filled living space perfect for quality family time and entertaining. The open-concept kitchens are well thought-out, featuring beautiful 42" cabinetry and stainless steel appliances.

In total there are eight two-story and single-level home designs with pricing starting at \$269,000. Models with three, four or five bedrooms come in a range of styles, from New England cottage and East Coast farmhouse to colonial and updated traditional designs. Every home is situated on a half-acre home site, all garages are side entry, and the architectural designs combine to form a streetscape that validates the high caliber of the community.

Greene Hill Farm Estates also has public sewer and water, sparing homeowners the maintenance problems that can come with septic tanks and wells. The area is also known for its highly rated school system, shopping and lots of entertainment choices.

Directions: From I-95 in Delaware take Route 1 to 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.

There's even a soccer field!



The open house takes place Saturday and Sunday, April 25 and 26, from 11 a.m. to 5 p.m. For complete details, call 302-653-6836 or visit the Benchmark Builders website at www.BenchmarkBuilders.com.

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