



Ponds of Odessa in Middletown, Delaware offers a sneak peek of what's to come.

Anyone shopping for a new home will have good reason to put the Ponds of Odessa on their list. For starters, the builder is offering special pre-construction pricing and incentives for a limited time, so homebuyers should act fast because these savings will not last long. Plus visitors can now get a sneak peek of what's to come at this new community in the heart of MOT Country, the Middletown – Odessa – Townsend area of Delaware. A new model home has joined the fully furnished model that has been attracting prospective homebuyers since its opening in early October.

Ponds of Odessa is located just north of the historic town a couple of miles off Route 13 in Middletown, DE. Built by the award-winning local builder Benchmark Builders, the community offers homebuyers a wide choice of home styles, including townhomes, carriage homes and single-family homes. Pricing starts at \$199,900.

Regardless of the style of home, value-conscious homebuyers will discover designs that are architecturally stimulating, amazingly affordable and incorporate a full list of standard features, yet still offer a level of personalization to enhance any lifestyle. Common to all are such amenities as airy open-concept floor plans, impressive energy efficiency and attractive low maintenance exteriors. Also standard: the signature craftsmanship found in every Benchmark Builders home.

Just as inviting is the community itself, where you'll find an abundance of open space and well-lit sidewalks. Nearby parks and nature preserves provide a fine ever-changing

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backdrop for a family outing any time of the year.

Convenient to Routes 1 and 13, Ponds of Odessa enjoys easy access to a full list of great shopping, entertainment and recreational choices. It also makes commuting to Dover, Newark, Wilmington and Philadelphia a brief ride. Those with school age children will also value the fact that Ponds of Odessa is in the top-rated, much sought-after Appoquinimink School District, considered one of Delaware's premier school districts.

The portfolio of single-family-homes includes 2-story and ranch models with two to six bedrooms, 2 or 3 1/2 baths, and all come standard with a basement and 2-car garage. The kitchen is a cook's delight, with a well thought-out floor plan, 42" maple cabinets and a large pantry. From soaring two-story foyers and family rooms to a more traditional choice of 9' ceilings, Ponds of Odessa has everything today's homebuyers are looking for. Those who have a wish list for certain features to meet their preferences will be happy to know that most floor plans are flexible enough to allow the builder to work with the homebuyer to make some accommodations. It's one of the many benefits that a local homebuilder can offer.



The carriage models have two or three bedrooms and 2 1/2 baths. For those who want a first-floor bedroom suite, the option is built into the design. The kitchen is of a similar design as the single-family homes – very spacious.

A two-car garage is another standard feature, plus there are a wide range of customizable choices that make it easy to have just the home the homebuyer wants.

For those looking for a townhome, touring the new Massey and Darby models is definitely in order. Both homes offer a choice of two or three bedrooms. The main level finds Benchmark Builders' masterful open-concept floor plan in full bloom, turning the Great Room, kitchen and dining areas into one large space able to welcome any size gathering.

Those currently living out-of-state will find great economic benefit by a move



to Delaware with the fourth lowest property taxes in the nation according to Kiplinger. So, if you're in the market for a new home, or know someone who is, put Ponds of Odessa on the list because these homes are everything but average. USDA Financing is available. For more information, call Theresa Gallagher at 302-378-1955, or go to www.BenchmarkBuilders.com.

Directions: From I-95 in Delaware, take Rt.1 South and exit at #142 (Townsend). Turn right onto Pole Bridge Rd. then left onto Rt. 13 South. Follow to Bayview Rd. and turn left. Make the next right onto Vance Neck Rd. and follow for two miles.