



Ponds of Odessa will make you happy in so many ways.

It's the desire of homebuyers everywhere. Make it spacious. Make it affordable. Make it energy efficient. Make it beautiful. Make it easy to maintain. Make it in a great location. Make us happy.

Well, there's a new community in the Middletown, Delaware, area that checks all the right boxes. Whether you're looking for a single-family home large enough to raise that growing family, a carriage home with the flexibility to have a main-floor owner's bedroom suite, or a townhome that offers all kinds of possibilities, the Ponds of Odessa has all the right answers. "The community is experiencing a booming sales pace since we opened in mid-September," says Theresa Gallagher, community sales manager, "no doubt because of the wide choice of home

designs, the location and all the features that come standard."

With the holidays fast approaching and the year winding down, this weekend is a good time to visit the community. For starters, there are two model homes open to tour, plus there's the wonderfully spacious Greenspring single-family home that is in the final stages of construction. Providing even more motivation to those in the market for a new home, there are generous incentives as well as special grand-opening pricing available through the end of the year.

This impressive new community by Benchmark Builders, one of Delaware's most respected local homebuilders, provides designs that are architecturally stimulating and amazingly affordable. Impressive energy efficiency, attractive low-maintenance exteriors, spacious kitchens, airy open-concept floor plans, comfortable living areas are just some of the many standard features all these homes share, plus a level of personalization that can accommodate a

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homebuyer's wishes. Homeowners will also appreciate the convenience that comes from underground utilities plus public sewer and water.

SINGLE FAMILY HOMES

The portfolio of single-family-homes includes 2-story and ranch models with two to as many as six bedrooms and 3 1/2 baths. A look at the nearly completed Greenspring model will provide a good idea of just how inviting these homes can be, especially with the large number of included features and options. Each design has a choice of attractive facades:

Farmhouse, Craftsman or Traditional. Buyer incentives include a free sun-room or \$15,000 in free upgrades or a partially finished basement plus no additional cost for stainless steel appliances and \$2,500 in settlement assistance. Single-family homes start from the \$270,000s.

CARRIAGE HOMES

The carriage models have two or three bedrooms and 2 1/2 baths. For those who want a first-floor owner's 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 create the home that meets the buyer's wants and needs. A free third bedroom is currently being offered, as well as free stainless steel appliances and \$2,500 in settlement assistance. Carriage homes start from the \$250,000s.

TOWNHOMES

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 with a main level



enhanced by a unified great room, kitchen and dining area that becomes one welcoming space, especially appealing during the holidays when a home is vibrant with gatherings large and small. Homebuyers currently receive a free finished lower level that could double as a study, free third bedroom and \$2,500 in settlement assistance. Townhomes start at \$199,900.

THE COMMUNITY AND ITS SURROUNDINGS

When it comes to recreational, entertainment and cultural appeal, central Delaware has few rivals. With so many parks and nature preserves, historic sites and museums at their disposal, families will enjoy a continuous supply of outing options. Convenient to both Routes 1 and 13 the area has many venues for great shopping, dining and entertainment. Everything Delaware has to offer is a carefree drive away: Dover, Newark, Wilmington are but a brief ride. Even the Delaware seashore towns are easy to reach. Those with school age children will also value the fact that Ponds of Odessa is in the top-rated and much-sought-after Appoquinimink School District.



If you're in the market for a new home that's everything but average, one that you can embrace in so many ways, homebuyers should check out the Ponds of Odessa while 2015 incentives are still in place. 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 2 miles.