



Cool Summer Yule

Benchmark Builders plays Santa with special Christmas-in-July Weekend

There's a popular saying that will be put to the test this weekend. Whoever said "Christmas comes but once a year" didn't reckon the fact that the spirit of Yule time can indeed happen more than once a year. Witness for yourself the fact that Delaware homebuilder Benchmark Builders will have their first-ever "Christmas in July" celebration at all their communities Today and Sunday, July 16 and 17.

Not only will visitors enjoy holiday refreshments and good cheer, prospective homebuyers will discover special pricing and valuable summer incentives.

A brief description of the highlights at each community will be useful in helping interested parties plan their "holiday" itinerary.

Continued on page 2

SINGLE FAMILY HOMES



Greene Hill Farm Estates

Brenford Rd & Eastridge Dr., Smyrna, DE 19977
Phone: 302-653-6836

With a community soccer field, playground, acres of open space and access to good schools, it is doubtful anyone could find a better place to raise a family. Beginning with large half-acre home sites, these three- and four-bedroom, two-story and ranch-style homes come standard with features usually considered upgrades in most new-home communities. Benchmark Builders' open-concept floor plans provide wide-open living space perfect for family gatherings and holiday entertaining. The community is located in a country setting yet amazingly convenient to fine shopping and entertainment possibilities. Pricing starts at \$282,400.

COOL SUMMER YULE: *Special incentive for this weekend only: free Washer, Dryer and Refrigerator plus 50% off options up to \$75,000 and a free Sunroom.*



Ponds of Odessa

1303 Carrick Court, Middletown, DE 19709
Phone: 302-378-1955

Located just north of the historic town that is its namesake, Ponds of Odessa offers homebuyers cutting-edge town- and twin-homes as well as spacious single-family homes. The appeal extends to nearly every lifestyle, from first-time buyers tired of renting, to growing families looking for more room and good schools, to those who value first-floor living. Pricing starts at a very affordable \$222,400.

COOL SUMMER YULE: *Special summer pricing plus \$2,500 towards closing costs.*



The Town of Whitehall

900 Lorewood Grove Road, Middletown, DE 19709
Phone: 302-376- 8699

Perfectly situated near the I-95 corridor, The Town of Whitehall stands out as a living tribute to the American small town, with tree-lined streets, quiet parks and a town square where people can gather for concerts and other activities. As a master-planned community, it will be an immensely walkable town of neighborhoods and a variety of shops. The homes offer such choices as first-floor owner's bedroom suites, modern open-concept floor plans and a wealth of custom options. Benchmark Builders is offering 3- and 4-bedroom single-family homes with pricing starting at \$365,900.

COOL SUMMER YULE: *Special summer incentives include 50% off options up to \$50,000 plus a FREE partially finished basement. Quick-delivery home from \$347,298.*

55-PLUS COMMUNITIES



Village of Eastridge

2104 Brenford Road, Smyrna, DE 19977

Phone: 302-659-3783

This 55-plus community of green certified ranch-style homes features a long list of standard features, including well thought-out open-concept floor plans, the flexibility to allow the addition of a loft, extra guest bedroom and additional living space. The community itself has plenty of open space and a dazzling private clubhouse. Many of the home sites back up to open space and wooded areas and the community itself is mostly surrounded by reserved land that will never be developed. Two- and three-bedroom homes start at \$235,500.

COOL SUMMER YULE: *\$20,000 in free options, \$10,000 towards an 8' unfinished basement, plus a \$4,500 builder's credit.*



Milltown Village

207 Carlow Drive, Wilmington, DE 19808

Phone: 302-366-1515

Located in one of the most beautiful areas in Northern Delaware and surrounded by abundant forests and open space, *Milltown Village* is convenient to everything that makes the Pike Creek Valley so desirable. Inspired by the chateau region of France, these single-family and carriage twin-homes have rich hardwood flooring in foyer, kitchen and breakfast areas; spacious family rooms; large kitchens with designer cabinets, granite counter tops and well thought-out open-concept floor plans. Added flexibility comes from a second level that allows homebuyers to have the option of an additional bedroom, sitting room or study. The centerpiece of the community is a clubhouse with all the amenities of a private club. Carriage homes start at \$414,900.

COOL SUMMER YULE: *Special summer pricing plus a FREE kitchen upgrade and accessory package.*

For details, visit the builder's website at [www. BenchmarkBuilders.com](http://www.BenchmarkBuilders.com)