



Townhomes



Single-family Homes



Carriage Homes



GRAND OPENING AT PONDS OF ODESSA

This weekend's Grand Opening of Ponds of Odessa promises more choices

The Ponds of Odessa, set to debut this weekend with a pre-grand-opening celebration, promises to offer everything homebuyers dream about – and more. Beautifully set in a serene location between historic Odessa and happening Middletown, the new community includes a wide range of home styles designed for a wide range of homebuyer's preferences. There are seven different single-family two-story and ranch designs; two attached carriage models with the versatility of having a first-floor owner's bedroom suite; and four spacious townhome models with interiors that rival single-family homes.

"The Ponds of Odessa caters to nearly every lifestyle," says Irene Pulgini, Director of Sales and Marketing at Benchmark Builders. "And the good news is that no matter what type of

As part of this weekend's grand opening, the new community will be hosting a special preview open house in the Darby model townhome. Refreshments will be served and special builder's incentives will be offered! Let us guide you through the list:

TOWNHOMES: This weekend homebuyers will get a free finished lower level, free third bedroom and \$2,500 in closing-cost assistance.

CARRIAGE HOMES: A roomy 3rd bedroom will be included at no extra cost.

SINGLE-FAMILY HOMES: A free sunroom or \$15,000 in upgrades, plus no additional cost for stainless steel appliances and \$2,500 in settlement assistance.

In addition, the first three buyers this weekend will receive a free Apple iPad.

home a customer wants, they'll be amazed at the versatility of the floor plans. On top of that, Benchmark Builders is always willing to go the extra mile to make the homes personalized to our buyers' wants and needs."

Common to all homes are such amenities as airy open-concept floor

plans, cutting-edge energy efficiency and attractive low maintenance exteriors. Each home also features a beautifully crafted kitchen that has been designed to make cooking as pleasurable as it is efficient, and incorporates roomy 42" oak or maple kitchen cabinetry. The community also enjoys the convenience of public sewer and water.

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Starting with the single-family-homes, there are models with two to five bedrooms and 2 or 3 1/2 baths. Each design is available in a choice of three attractive architectural facades:

Farmhouse gives the home a nice country feel with an extended front porch; Traditional utilizes timeless design characteristics highlighted with window shutters; and Craftsman is punctuated by a charming shed-roof front dormer and porch.

The carriage models have two and three bedrooms with 2 1/2 baths. For those who want a first-floor owner's bedroom suite, the option is built into the design. Regardless of your choice, all carriage homes have a two-car garage as well as a wide range of customizable features.

For those in the market for a town-home, Benchmark Builders has creat-

ed a series of models with two or three bedrooms and 2 - 2 1/2 baths. The lower level has a nicely sized study (a no-cost option during the grand opening) while the second level offers an airy, open-concept floor plan that unites the great room, dining room, kitchen and breakfast area to create the perfect place for raising a family or entertaining friends.

The community itself is clearly designed to take advantage of the natural contour of the countryside, allowing for an abundance of open space, well-lit sidewalks and a circuitous walking trail. Those with school age children will be pleased to learn that Ponds of Odessa is in the number-one-rated, and most sought-after Appoquinimink School District.

The area is home to a broad range of recreational activities. Abundant parks and nature preserves will provide a

fine backdrop for family outings. Convenient to Routes 1 and 13, the community has easy access to shopping, dining and entertainment options.

Homebuyers will be pleased to learn that homes at the Ponds of Odessa start at \$199,900 with additional incentives being offered during the grand opening. And those not from Delaware may be unaware of the fact that Delaware has the fourth lowest property taxes in the nation. For more information, call Theresa Gallagher at 302-378-1955, or go to www.BenchmarkBuilders.com.

Directions: 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.

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