



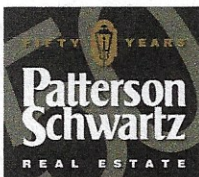
2 New Custom Homes
Located on
Sharpless Road
Hockessin, DE

Proudly Built by:

MEADOWWOOD
CUSTOM BUILDERS



For more information call
Rob Young
302-540-4111
robyoung99@aol.com



302-429-4500





898 & 900 Sharpless Rd Hockessin, DE



Site Plan

Availability is subject to change without notice.

1/2023



*898 Sharpless Rd.
Hockessin, DE*



*Over 3,400+ Sq.Ft.
Priced at \$949,900*

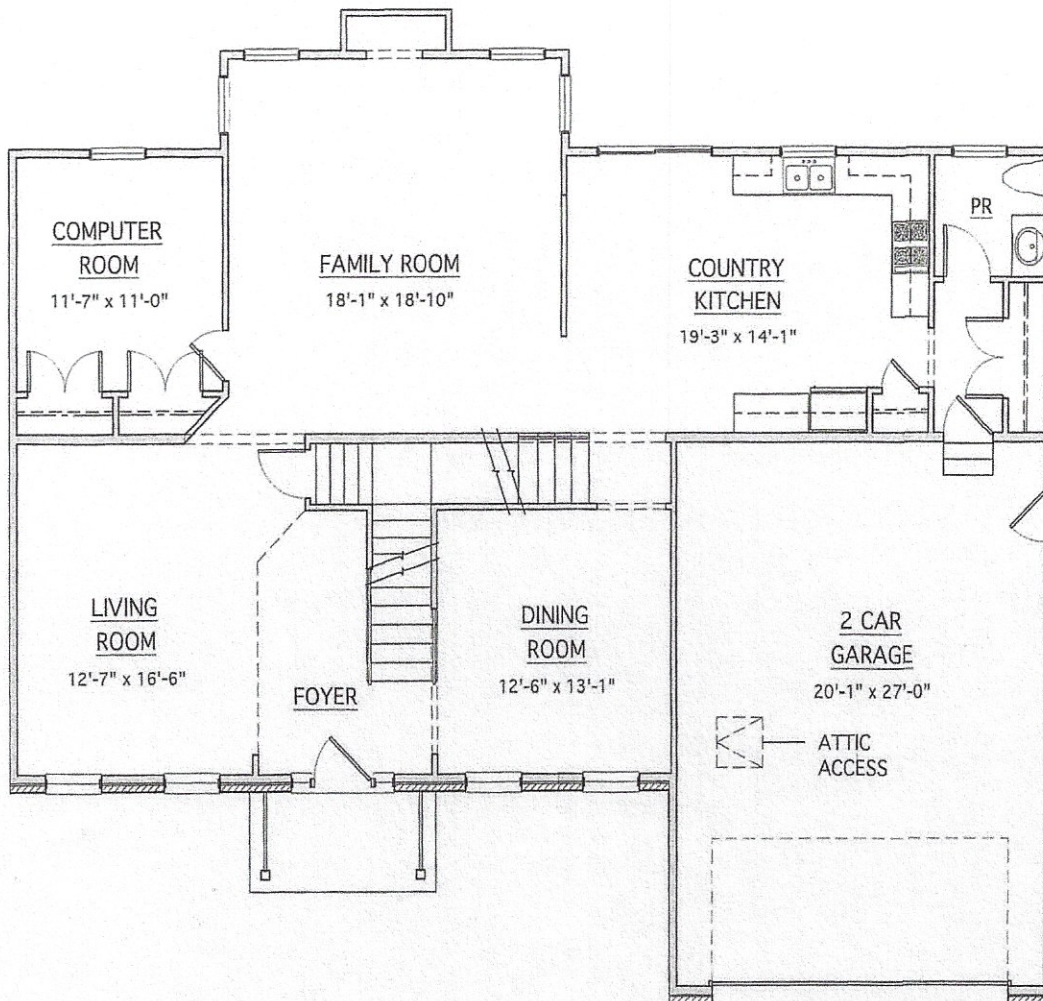
Front Elevation

*Similar Home to be built. Dimensions are approximate and
subject to variations.*

1/2023



*898 Sharpless Rd.
Hockessin, DE*



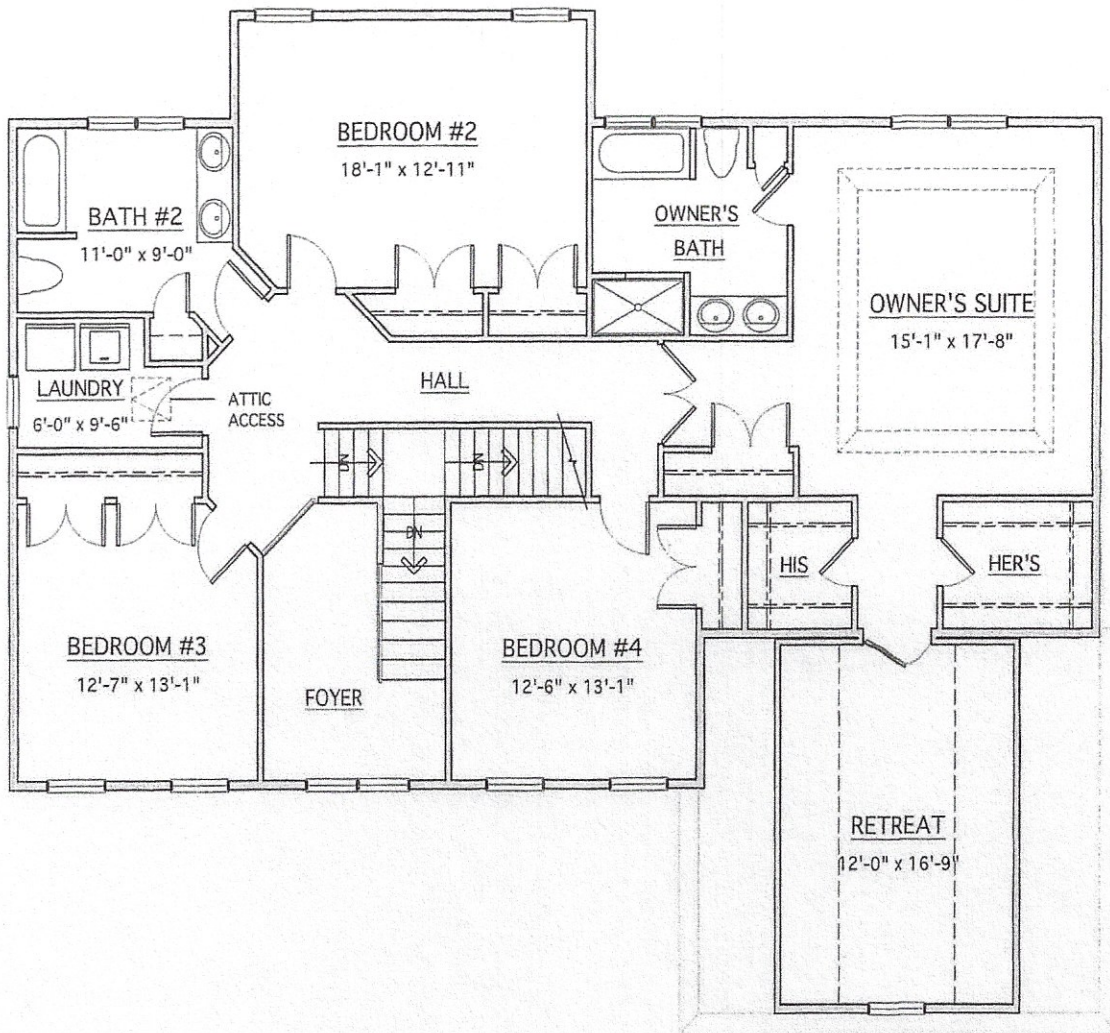
First Floor

Artist's sketch. Dimensions are approximate and subject to variations.

11/2022



898 Sharpless Rd.



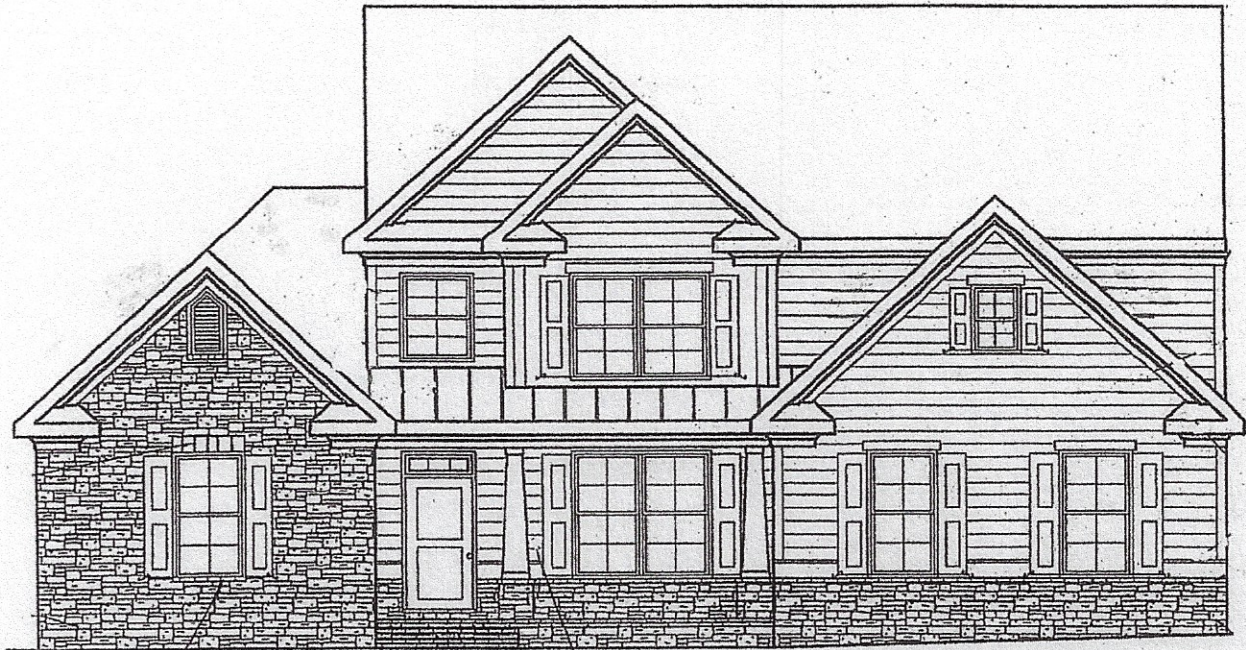
Second Floor

Artist's sketch. Dimensions are approximate and subject to variations.

11/2022



*900 Sharpless Rd.
Hockessin, DE*



*First Floor Main Bedroom
Priced at \$949,900*

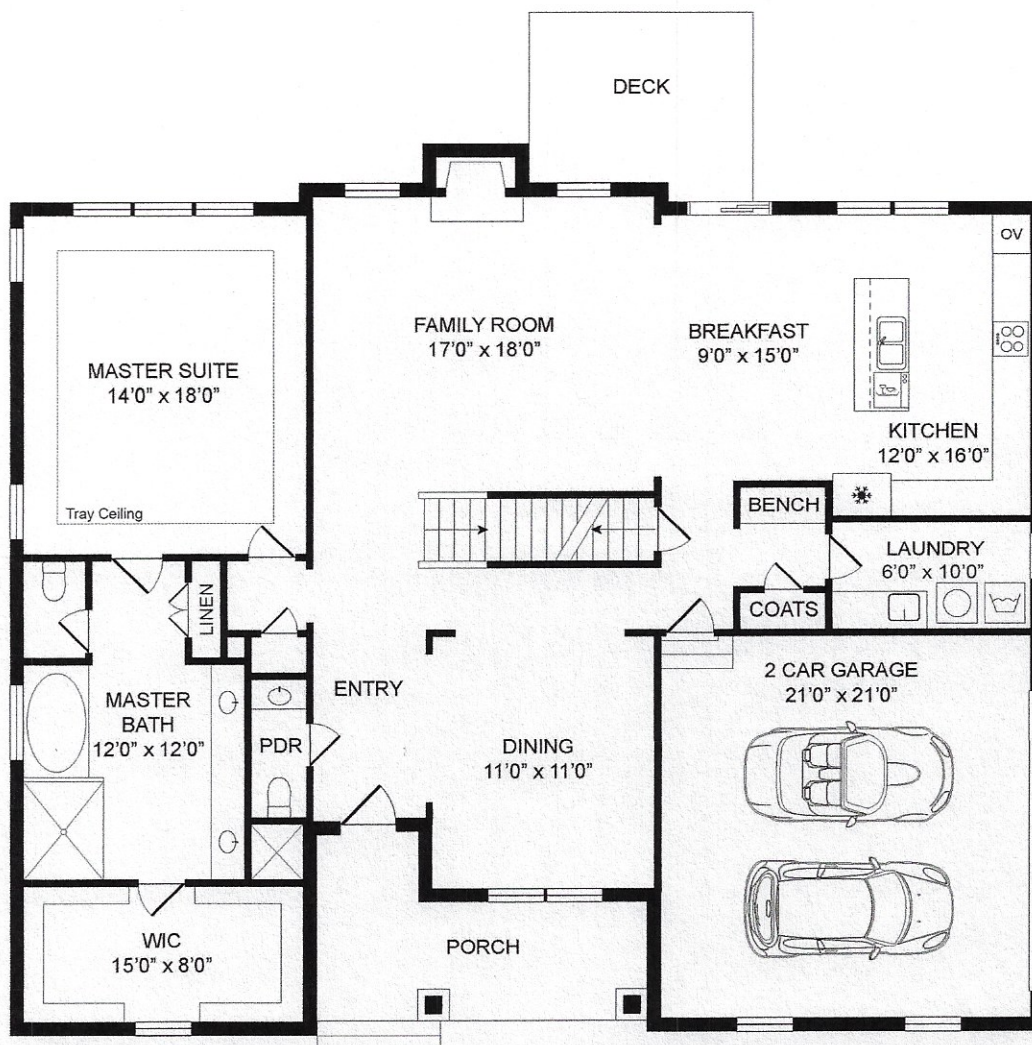
Front Elevation

*Artist's sketch. Dimensions are approximate and
subject to variations.*

1/2023



*900 Sharpless Rd.
Hockessin, DE*



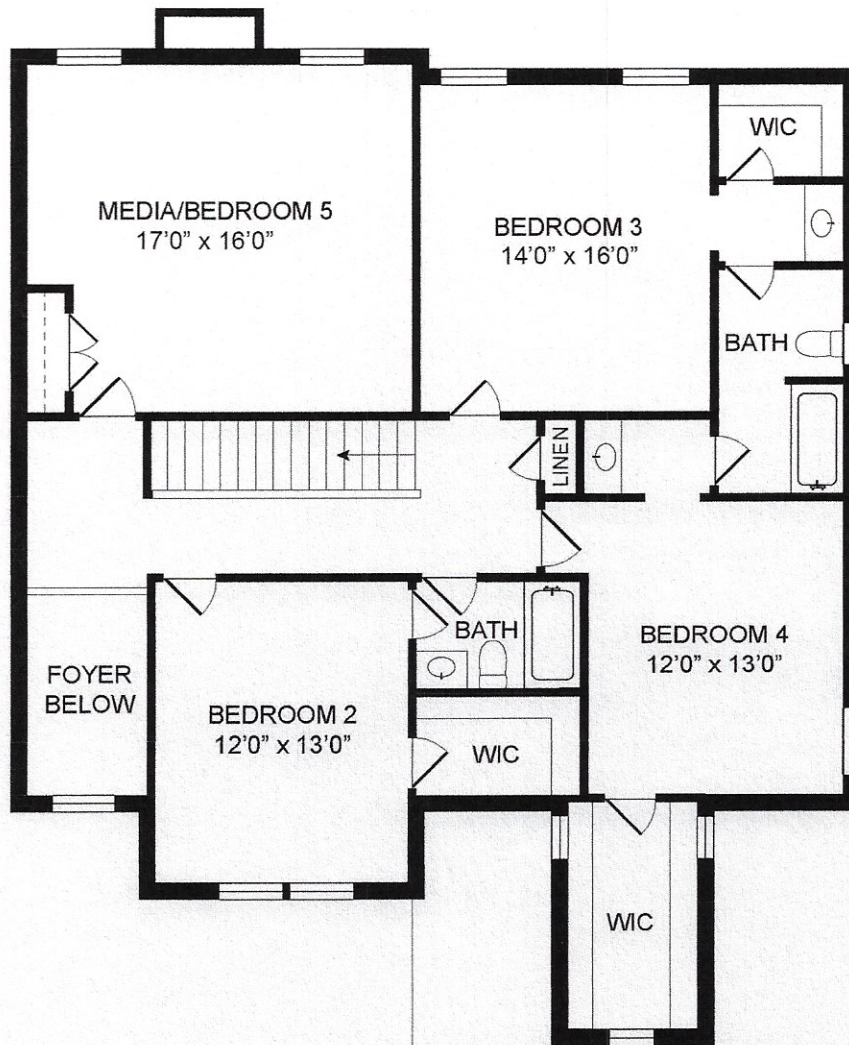
First Floor

Artist's sketch. Dimensions are approximate and subject to variations.

1/2023



900 Sharpless Rd.



Second Floor

Artist's sketch. Dimensions are approximate and subject to variations.

1/2023



898 & 900 Sharpless Road

The features, design and specifications of this Meadowood Builders built home have been carefully chosen to incorporate Meadowood Builder's pride of craftsmanship.

ENERGY SAVING AND ELECTRICAL FEATURES

- *2-zoned 1st & 2nd Floor-- Gas hot air 94% high efficiency heating/cooling system. Programmable Thermostat*
- *R-49 Insulation in attic ceilings*
- *R-21 Insulation batts in all exterior living area walls*
- *R-11 Basement Wall Wrap*
- *Insulated fiberglass front entry door*
- *50 gallon Gas energy miser water heater*
- *200 AMP electrical service, copper wiring throughout*
- *2 CAT 5 High Speed Telephone Lines*
- *5 RG-6 Cable Lines Satellite and Cable Ready*
- *Door chimes*
- *Smoke & CO2 detectors- Hardwired*
- *Custom lighting package*
- *Energy efficient design, products and construction*
- *Blower Door Test*

INTERIOR DETAILING

- *Tile floor in all baths and laundry room*
- *Wall-to-wall carpeting with Scotchgard stain release as specified*
- *5" Finished Hardwood flooring entire 1st Floor*
- *Oil Rubbed Bronze hardware throughout (lever style)*
- *Large Custom Wood base trim in all rooms (5 ¼" throughout)*
- *2 Panel "Continental" interior doors w/arch top*
- *Closet doors with fully cased openings*
- *½" drywall, screwed and glued/ rounded corners*
- *Finished with two coats of Latex paint with Gloss trim)*
- *Finished and painted walls and ceilings in garage*
- *Mirror plate on all vanities – 36" high x width of vanity*
- *Gas fireplace with mantel*
- *9' First floor ceilings and 8' Second floor ceiling*
- *Washer and dryer hook-up on second floor as shown*
- *Ventilated closet shelving*

KITCHEN AND BATHROOMS

- *Stainless steel dishwasher*
- *Gas Stainless steel cook top with Hood*
- *Stainless steel built-in space saver microwave and Wall oven*
- *Custom designed 42" cabinets in kitchen w/ soft close*
- *Granite kitchen countertop with Double bowl stainless steel sink*
- *Granite vanity tops*
- *Oil Rubbed Bronze fixtures*
- *White Elongated toilets in all Baths*
- *White tub / shower in Hall bathrooms with tile walls*
- *Water line for ice maker*
- *Five Piece Master Bath with tile floor and shower*

CONSTRUCTION AND EXTERIOR FEATURES

- *9' High concrete foundations with 10yr. dry basement warranty*
- *I-Joist Silent floor system*
- *Vapor barrier concrete slab floors with French drain and sump pump*
- *Oversized 2-car garage*
- *Raised-panel Insulated Garage door, with Opener*
- *Garage Pre Wired for Electric Car Charger*
- *2" x 6" Exterior Wall Construction*
- *Low-E Ins. windows w/ screens*
- *Continuous ventilated soffit*
- *Three exterior 110 volt weather-proof outlets*
- *Two outside frost-free hose bibs*
- *6" Carolina Beaded Vinyl Siding*
- *Stone Front (As Shown)*
- *10 year "2-10" home warranty and 1 yr Personal Builder warranty*
- *Architectural 30 year roof shingles with ridge vent sys*
- *Aluminum gutters and downspouts*
- *All OSB plywood exterior sheathing*
- *3/4" OSB plywood sub-flooring, tongue & groove (glued & nailed)*
- *Septic System and Well*
- *Natural Gas*
- *Professionally designed landscape package*
- *Weather resistant House wrap*
- *Security System with 1 year monitoring*

The builder reserves the right to change product features design and price without notice. 1/23

**Meadowood Builders
Sharpless Rd.
Lot Hold**

Date: _____

A deposit of \$ _____ is hereby tendered to hold Lot _____ for
_____ days. If Purchaser and Seller are unable to reach an agreement within said
_____ days, the deposit shall be refunded in full to the Purchaser.

Other Terms and Conditions:

- 1) Purchaser may request, in writing, a full refund of deposit at any time for any reason.
- 2) Seller may refund deposit at any time, for any reason.

For SELLER

PURCHASER

Address

Home Phone

Cell Phone

E-Mail

Agent

Agency Disclosure: "Patterson Schwartz Real Estate" under an agreement with the Seller, acts as the "Agent" for the Seller. The "Agent" has fiduciary duties to the Seller, which include loyalty, obedience, disclosure, confidentiality, reasonable care, diligence and accounting. However, in dealing with a Buyer, the Agent must act honestly and disclose any defects of a material nature, which are known to affect the physical condition of the property. The agent must act competently in the performance of any services for the Buyer and in good faith in a nondiscriminatory manner. Patterson Schwartz (302) 429-4500

