



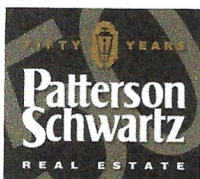
4 New Homes
Nowland Lane
Delaware City, DE 19706

Priced at \$489,900
With \$5,000 Settlement Help

Proudly Built by:

Meadowood Builders

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



302-429-4500





Nowland Lane *Price List*

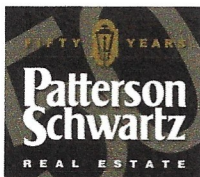
- *310 Nowland La.* **SOLD**
Flacco Model
4 Bedrooms, 2.5 Baths, 1 Car Garage

- *308 Nowland La.* **\$489,900**
Gannon Model
4 Bedrooms 2.5 Baths, 2 Car Garage, Finished Basement

- *306 Nowland La.* **\$489,900**
Gannon Model
4 Bedrooms, 2.5 Baths, 2 Car Garage, Finished Basement

- *304 Nowland La.* **\$489,900**
Gannon Model
4 Bedrooms, 2.5 Baths, 2 Car Garage, Finished Basement

With \$5,000 Settlement Help
Delaware City, DE 19706







Nowland La. Gannon Model



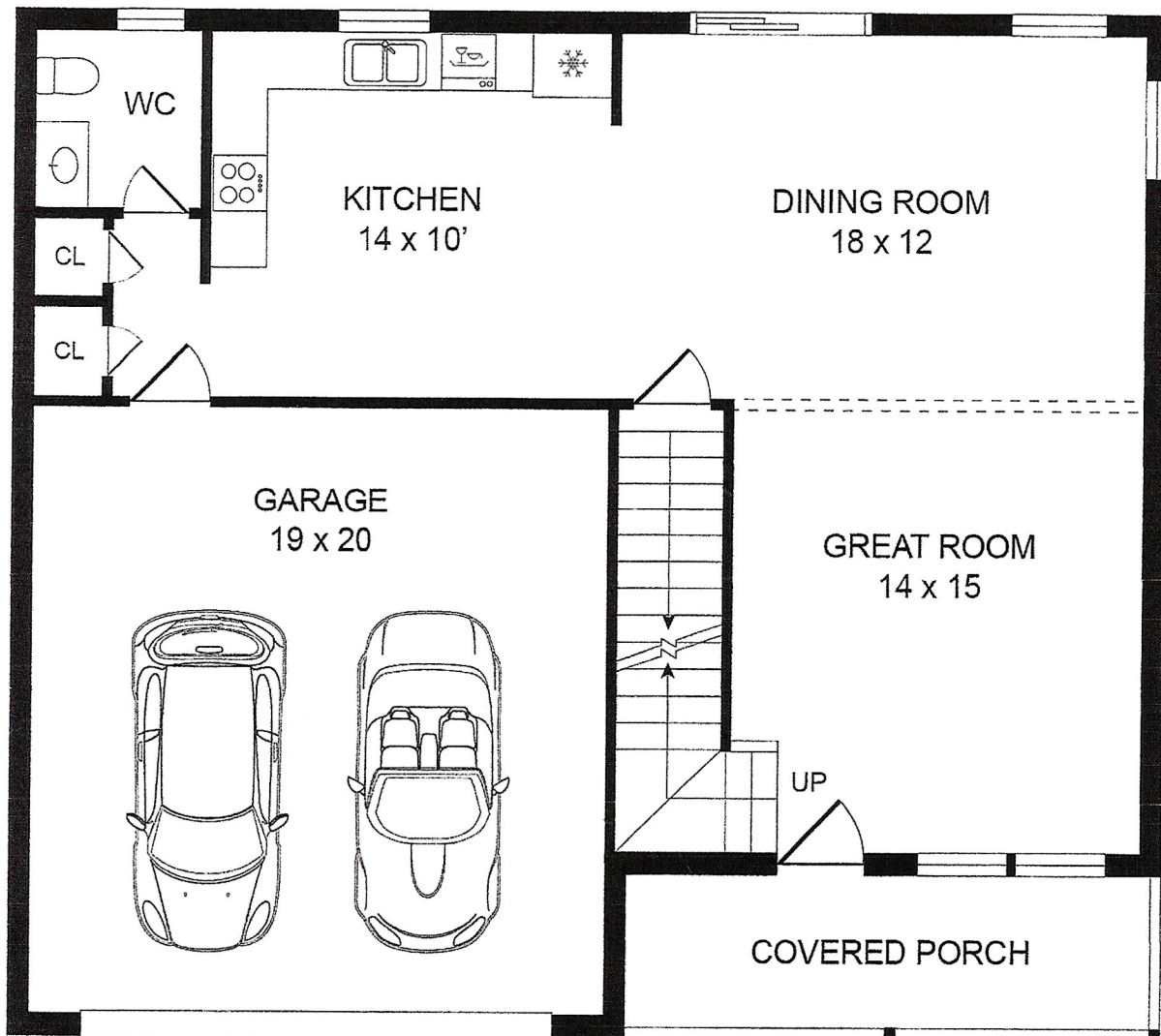
Front Elevation

Artist's sketch. Some options may be shown

11/25



Nowland La. Gannon Model

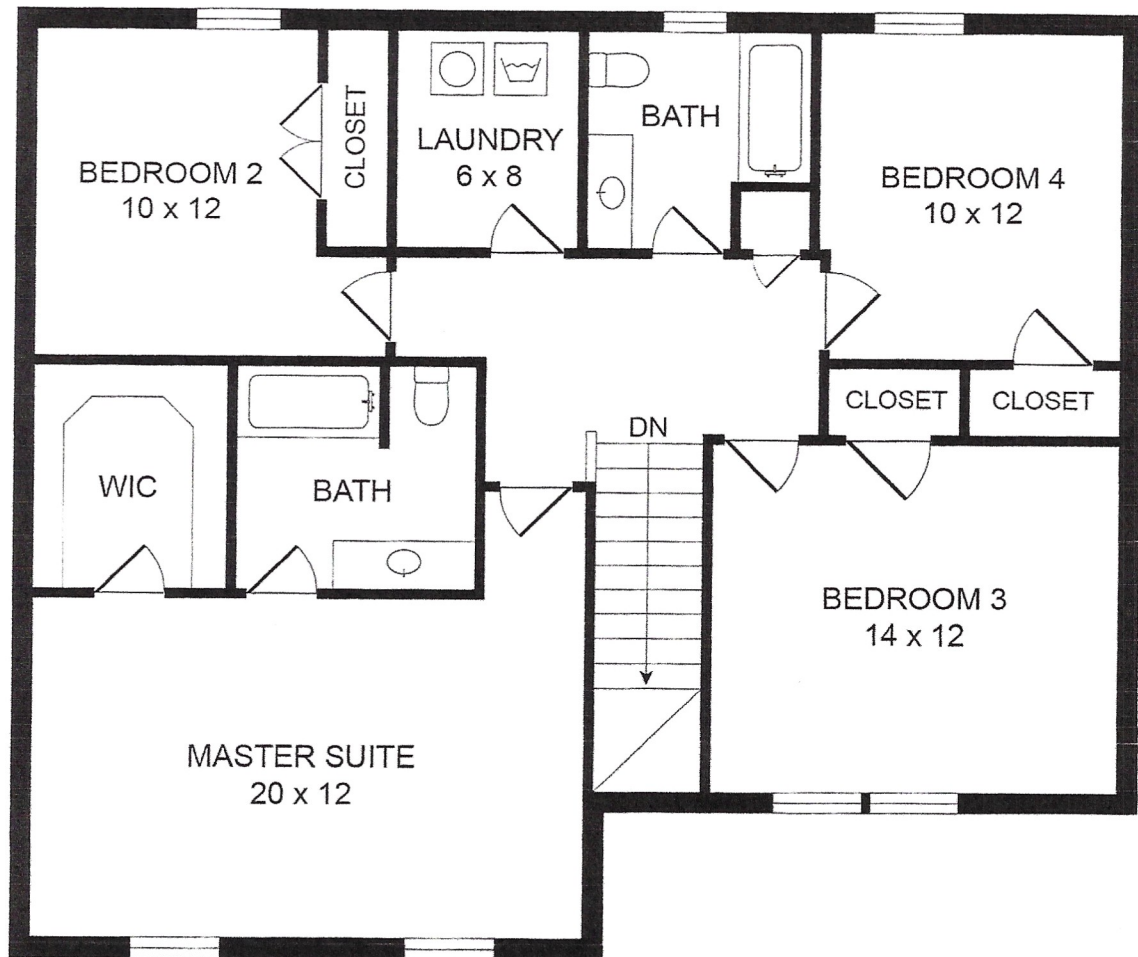


First Floor

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



Nowland La. Gannon Model



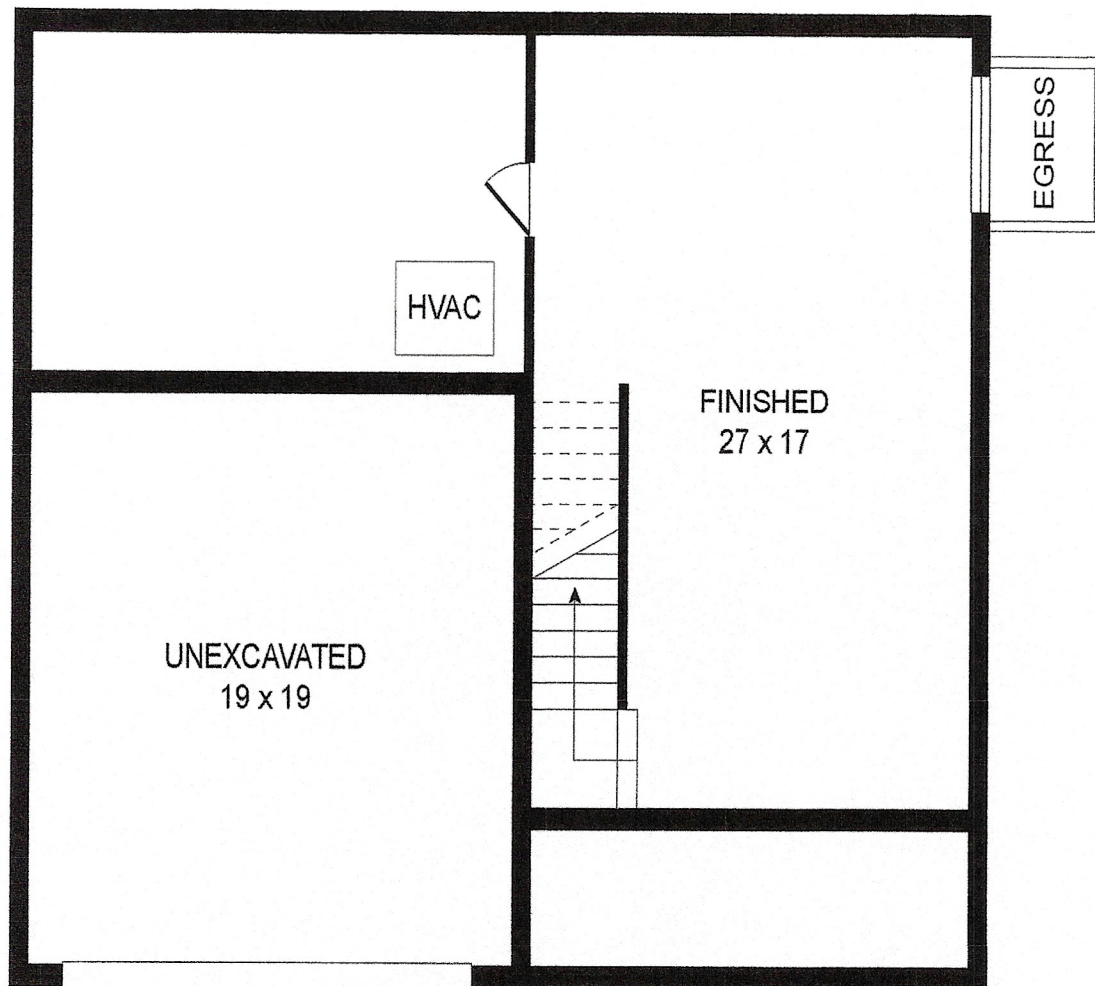
Second Floor

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

5/25



Nowland La. Gannon Model



Included Finished Basement

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

5/25



Nowland La. ***Included Features***

The features, design and specifications of a Meadowood built home have been carefully chosen to incorporate Meadowood Builders pride of craftsmanship. This pride of craftsmanship means greater value now and in the future for each homebuyer.

ENERGY SAVING AND ELECTRICAL FEATURES

- *Gas 94% high efficiency heating system*
- *Central Air Conditioning*
- *R-49 Blown in Insulation in attic ceilings*
- *R-21 Insulation batts in all exterior living area walls*
- *R-11 Basement Wrap*
- *Insulated Fiberglass front entry door*
- *50 gallon electric quick recovery energy miser water heater*
- *200 AMP electrical service, copper wiring throughout*
- *4 RG-6 Cable Lines Satellite and Cable Ready*
- *Ceiling Fan in the Great Room & Main Bedroom (Gannon Model)*
- *Door chimes*
- *Smoke detectors- Hardwired*
- *Custom lighting package*
- *Energy efficient design, products and construction*
- *17' x 27' Finished Basement (Gannon Model)*

INTERIOR DETAILING

- *Vinyl floor in all baths*
- *Wall-to-wall carpeting w/ 15 yr. soil resistance warranty in BR. & Stairs*
- *Luxury Laminate Wood Floors on the First Floor*
- *"Kwikset" hardware throughout*
- *Wood base trim in all rooms*
- *2- Panel interior doors*
- *Closet doors with fully cased openings*
- *½" drywall, screwed and glued*
- *Finished with two coats of Latex paint with bright white trim*
- *Finished and painted walls and ceilings in garage*

- *Mirror plate on all vanities – 36” high x width of vanity*
- *Ceiling Lights in all bedrooms*
- *Washer and dryer hook-up (1st Floor in Flacco, 2nd Floor in Gannon)*
- *Ventilated closet shelving*
- *Oak Handrail*

KITCHEN AND BATHROOMS

- *Dishwasher*
- *Electric smooth top range and built-in space saver microwave*
- *Garbage disposal*
- *Custom designed 42” oak cabinets in kitchen*
- *Granite kitchen countertop with single-bowl stainless steel sink*
- *White cultured marble vanity tops*
- *Brushed Nickel fixtures*
- *White Elongated toilets*
- *White Fiberglass tub/ shower enclosure in bathrooms*
- *Water line for ice maker*

CONSTRUCTION AND EXTERIOR FEATURES

- *9’ First Floor ceilings*
- *2” X 6” Exterior Walls*
- *Low E Single hung insulated tilt-in windows with screens*
- *Continuous ventilated soffit*
- *Two exterior 110 volt weather-proof outlets*
- *Two outside frost-free hose bibs*
- *Vinyl low maintenance siding*
- *10 year “2-10” home warranty*
- *1 year personal builder warranty*
- *Architectural 30 year roof shingles with ridge vent system*
- *Raised panel shutters as shown*
- *Aluminum gutters and downspouts*
- *“¾” OSB plywood sub-flooring, tongue & groove (glued & nailed)*
- *Raked and seeded all disturbed areas*
- *Public water and sewer*
- *Professionally designed landscape package*

The builder reserves the right to change product features design and price without notice. 6/25



Meadowood Builders

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

Work Phone

Agent

Agency Disclosure: "Patterson Schwartz Real Estate" under a listing 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