

COMMUNITY PLAN



LOT	LOT INFO
6	\$20,000 PREMIUM
7	\$20,000 PREMIUM
8	CONSTRUCTION HOLD
9	CONSTRUCTION HOLD
10	CONSTRUCTION HOLD
11	\$20,000 PREMIUM
12	\$20,000 PREMIUM
13	\$20,000 PREMIUM
14	\$30,000 PREMIUM
15	\$30,000 PREMIUM
16	\$30,000 PREMIUM
23	\$20,000 PREMIUM
24	\$20,000 PREMIUM
28	ASK ABOUT OUR CURRENT INCENTIVES!
30	ASK ABOUT OUR CURRENT INCENTIVES!

* Homesite #1 to be released at a later date for use of sales/development staging and parking.

MyEvergreeneHome.com

1.855.54.BEACH

Sales@EvergreeneHomes.com

02/27/24EH

MHBR NO. 6243

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COMMUNITY PRICE SHEET



DEWEY ELEVATION A
STARTING AT \$769,900



DEWEY ELEVATION B
STARTING AT \$784,900



DEWEY ELEVATION C
STARTING AT \$802,900



DEWEY ELEVATION D
STARTING AT \$779,900

ADDITIONAL ELEVATIONS



ELEVATION B



ELEVATION C



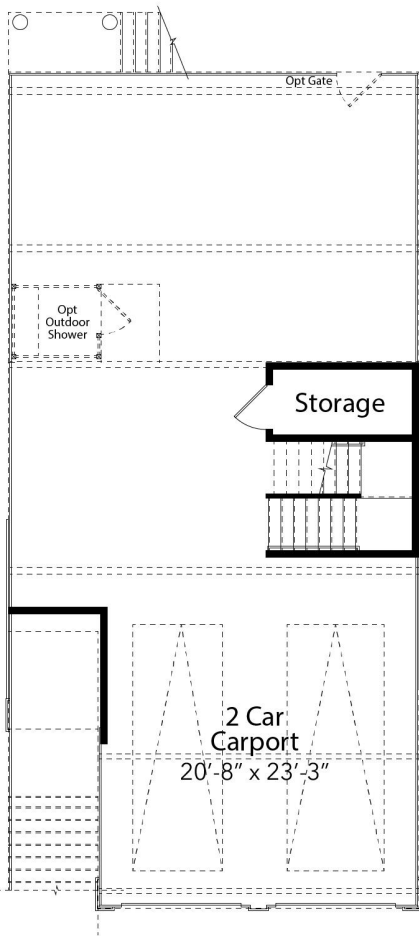
ELEVATION D

THE
INLAND DEWEY

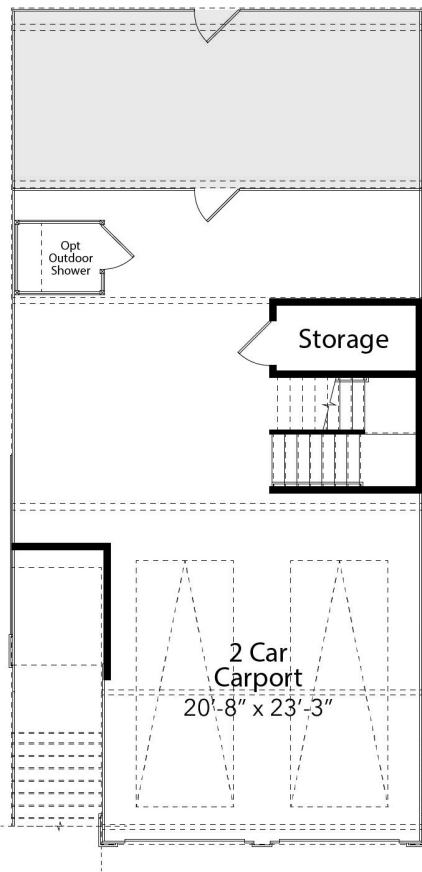


ELEVATION A

GROUND LEVEL



GROUND LEVEL WITH
OPTIONAL SCREENED
LIVING AREA

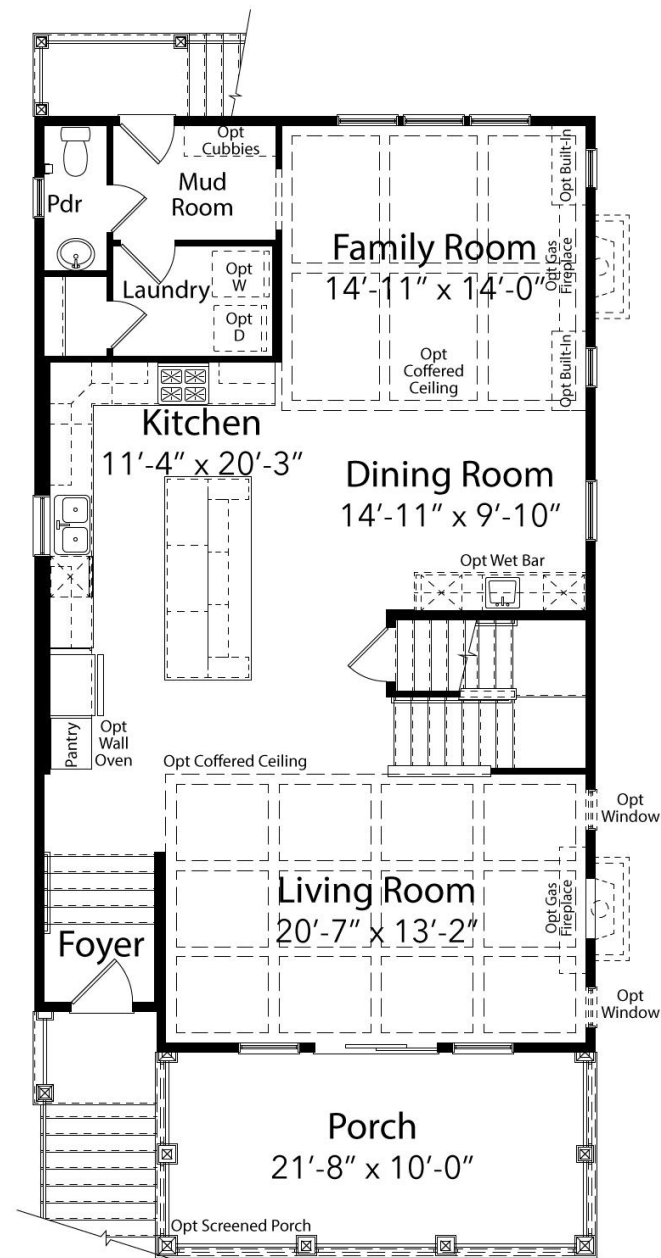



INLAND BAYS
BETHANY BEACH

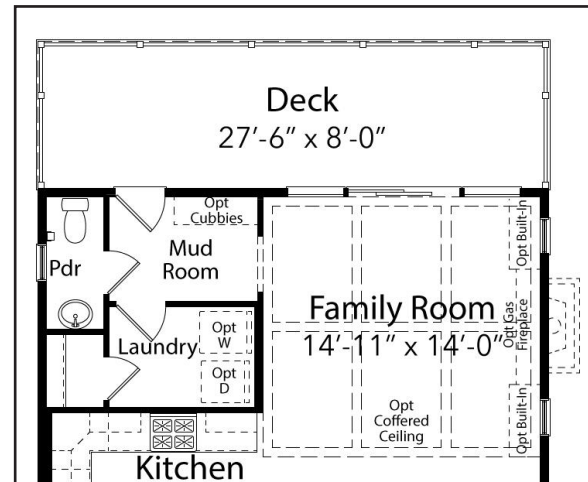


THE
INLAND DEWEY

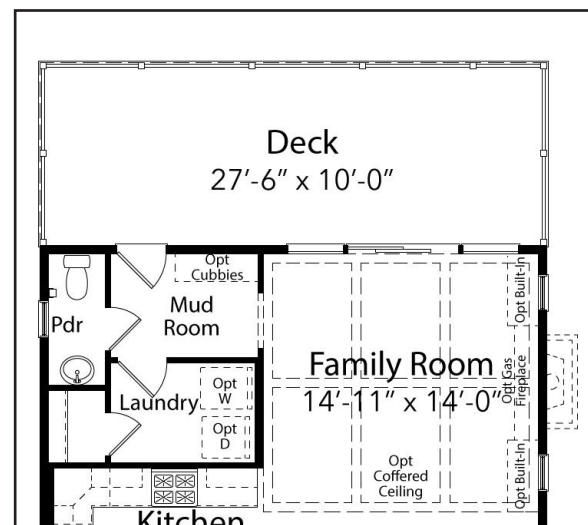
MAIN LEVEL



OPT 8FT REAR DECK

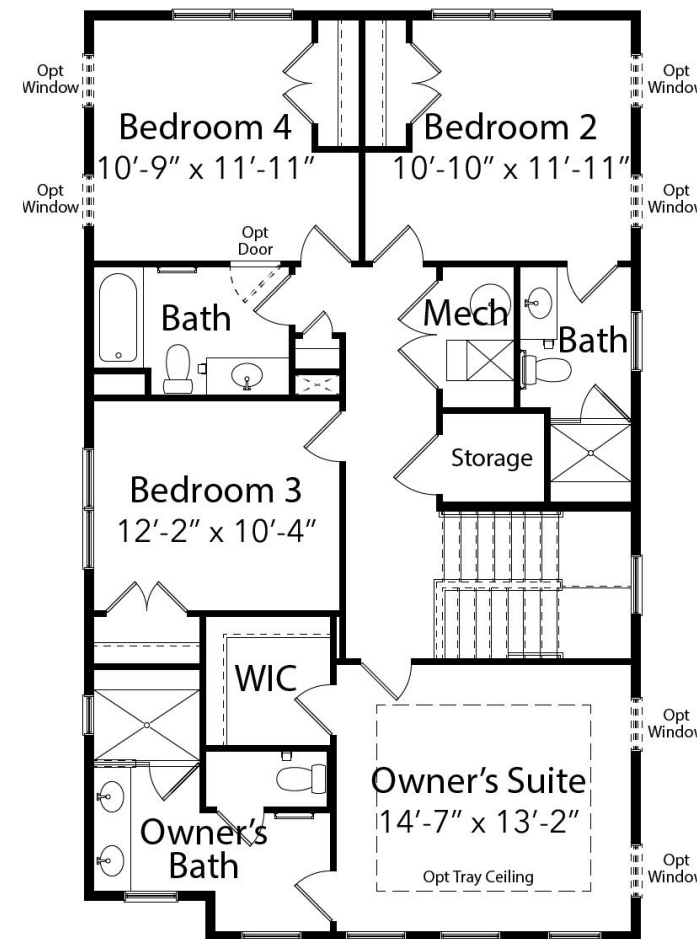


OPT 10FT REAR DECK

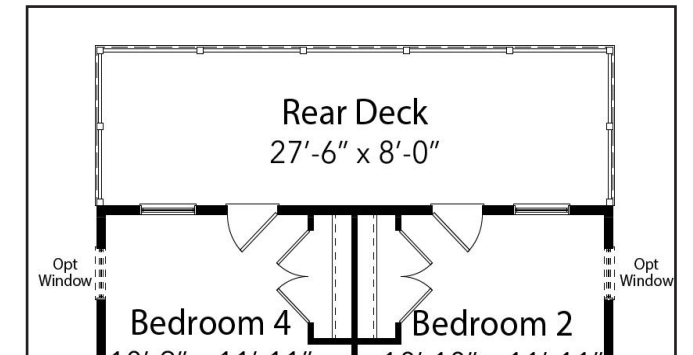


THE
INLAND DEWEY

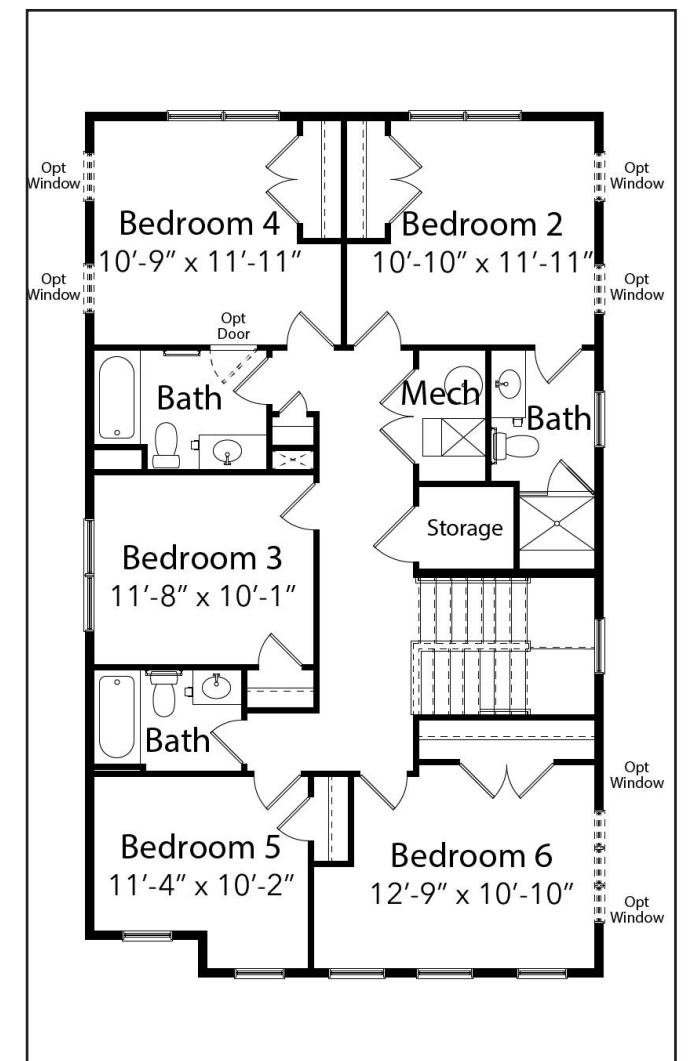
UPPER LEVEL



OPTIONAL 8FT UPPER REAR DECK
(ALSO AVAILABLE IN 10FT)



OPTIONAL UPPER 5 BEDROOM



INCLUDED FEATURES

Structural

- Structurally Engineered Piling System
- Panelized 2x6 Wall Systems, 16" O.C.
- Engineered Floor & Roof Trusses
- PEX Plumbing System
- Zip Wall Sheathing System
- Termite Treatment
- Concrete Driveway and Lead Walk Installation (Per Plan)

Distinctive Exteriors

- Authentic Coastal Architecture
- Low Maintenance Certaineed Vinyl Siding
- Garage Door w/ Window Panel
- ½ hp Belt Drive Garage Door Opener & 2 Remotes
- Limited Lifetime Architectural Shingles
- Landscaped Professionally with Shrubs & Sod
- Sod and Irrigation Included in Front, Sides, and Rear up to 25'
- Hose Bibs & GFI Outlets Front & Rear
- Composite and Duradek Low Maintenance Decking (Per Elevation)
- Flush Glazed Entrance Door
- 5" Gutters and Downspouts

E-Smart Tech Package

- ((5) Single Outlets of Your Choice of CAT6 or RG6
- Smart Z-Wave Hub
- (1) Z-Wave Deadbolt Lock
- Z-Wave Front Porch Light & Foyer Light
- Video Doorbell
- Structured Wiring Cabinet

Elegant Interior Features

- Prefinished Engineered Hardwood in Foyer and Kitchen (Per Plan)
- Designer & Recessed Lighting Package
- Carpeted Stairs with Oak Handrails
- Quality Carpet in Bedrooms (Per Plan)
- Three-Panel Craftsman Interior Doors
- Three-Toned Low VOC Paint
- Multi-Media & Technology Program
- Cabinet Hardware in Kitchen & Baths
- Shelving in Pantry, Linen Closet, Coat Closet, and Bedroom Closets (Per Plan)

For The Chef

- Deluxe 42" Cabinets
- Granite Countertop in Kitchen
- Undermount Stainless Steel Single Bowl Sink
- Designer Chrome Faucet
- Stainless Steel Appliances (Refrigerator, Range, Dishwasher, Microwave)
- Garbage Disposal

Deluxe Baths

- Full Height Cabinets in all Full Baths
- Hand-Set Ceramic Tile Floor
- Hand-Set Ceramic Tile Walls in Owner's Shower (Per Plan)
- Elongated Water Closets
- Designer Chrome Faucets
- Cultured Marble Rectangular Bowl Vanity Countertops in all Full Baths
- Pedestal Sink with Decorative Mirror in Powder Room

E-Greene Energy Efficiency

- High Performance Low "E" Vinyl Windows
- Exterior Walls- R21 Insulation
- Blown in Insulation in Ceiling- R38
- Open Cell Spray Insulation in Cold Floor Garage (Per Plan)
- WiFi Compatible Thermostat
- Up to 16 SEER High Performance Heat Pump
- 50 Gallon Water Heater with Tank Booster Valve
- Advanced Three Stage Energy Seal Program
- Duct Blast & Blower Door Test on Every Home

Features That Prove Our Commitment

- Comprehensive Customer Involvement Program
- Evergreene Homes Limited Transferable Extended Warranty, guaranteed & issued by the Professional Warranty Service Corporation
- 1- Year Material and Workmanship Warranty
- 2-Year Mechanical Warranty
- 10-Year Structural Warranty

Buyer Initial _____

COMMUNITY INFORMATION

Inland Bays Community Association Fees

\$325 per month

*(\$265 per month Estimated at Full Build Out)**

\$1,500 One-Time Capital Contribution to Reserve Account

\$125 One-Time Admin Fee for HOA

Additional Fees Include Water/Sewer Impact, Transfer Tax, and other Closing Costs

- Private Community Outdoor Pool, With Picnic Area
- Community Wide Landscape Mowing Services
- Trash Removal
- Professional Property Management

Location:

- Direct access to Bethany hiking/biking trails.
- One and a Half miles from downtown Bethany and the Beach.
- Easy access to Route 26 shops and restaurants.
- Close to the Assawoman Wildlife Area which offers kayaking, biking, hiking, and fishing.
- Golfers can select from several nearby courses- some of which are ranked the highest in the state.
- Included in the Indian River School District.
- Estimated sProperty Tax Includes *Sussex County*: \$3200* per year.

Cable and Internet Provider - Mediacom (855) 633-4226

Phone Provider - Mediacom (855) 633-4226

Water Company - Sussex Shores (302) 539-7611

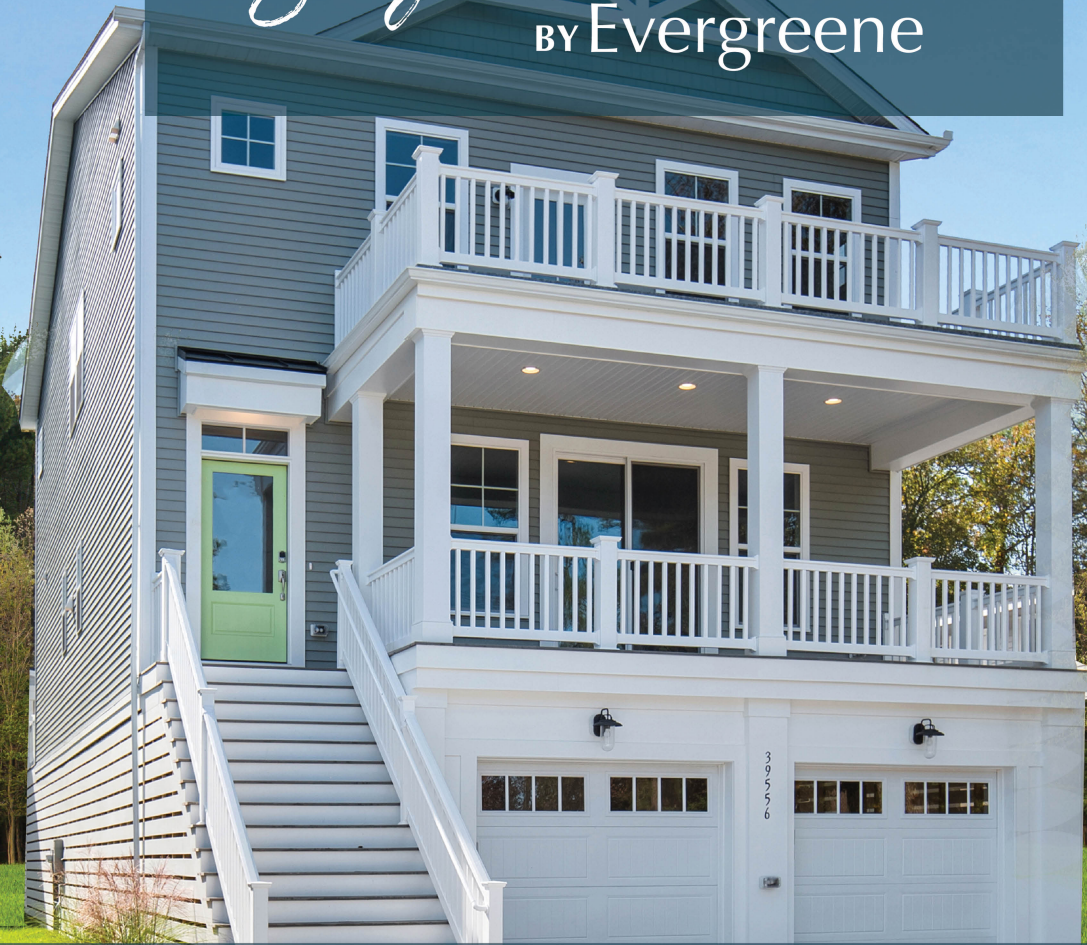
Sewer Company - Sussex County (302) 855-7871

Electric Company - Delamarva Power (800) 375-7117

Gas Company - Compass Energy (302) 628-6889

*HOA fees for future phases are estimations and are subject to change without prior notice. Property tax figures are approximate and used for illustrative purposes only based on a home valued at \$900,000. For exact tax calculations please contact Sussex County (302) 855-7871. For estimated closing cost figures, request a sample loan scenario or closing cost list from preferred lender and settlement attorney.

Signature BY Evergreene



Inland Bay: 31450 Watershed Ln, Bethany Beach, DE



Dewey B Elevation
4 bedrooms | 3.5 Bathrooms | 2,576SF
\$987,345

MyEvergreeneHome.com

10/04/23EH

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EVERGREENE HOMES PROUDLY PRESENTS INLAND BAYS, WHERE LUXURY MEETS BEACH LIVING.

This exclusive community includes 30 piling homes. Lot 28 is being built with exceptional features right in Bethany Beach. Lots are going fast, so secure your dream home and move-in by summer of next year!

OUTDOOR ENTERTAINMENT:

This home offers a remarkable upgraded feature with its extended garage, complete with flooring that creates the ambiance of a spacious and private screened-in entertainment area. Moreover, the presence of multiple decks provides ample opportunities for various activities such as sun tanning, hosting dinners, enjoying your morning coffee, and more. These enhancements contribute to an enhanced living experience, offering both comfort and versatility for a range of lifestyle preferences.

OPEN AND OPTIMIZED LAYOUT:

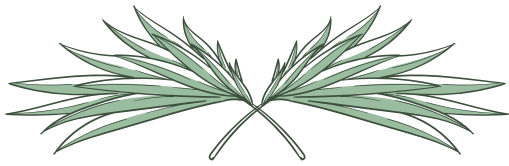
The Dewey II floor plan is thoughtfully designed to offer an open concept layout, promoting a sense of spaciousness and flow throughout the living spaces. With its seamless integration of indoor and outdoor areas, this floor plan provides ample opportunities for entertaining guests both inside and outside, creating a harmonious environment for social gatherings and relaxation. The deluxe kitchen, with its ample space and modern amenities, provides the perfect setting for culinary enthusiasts to showcase their skills and create memorable dining experiences. Lot 28 is equipped with an elevator rough-in, allowing for easy and cost-effective installation of an elevator in the future, catering to the needs of individuals who may desire this convenience.

DESIRABLE LOCATION:

Inland Bay's community is ideally situated in the prime location of Bethany Beach, just a short distance from the boardwalk and beach. This enviable proximity makes it the perfect location for those seeking a beach home, offering convenient access to the vibrant coastal lifestyle. Residents can enjoy the best of both worlds, with a tranquil community setting while still being within reach of the exciting attractions and amenities that Bethany Beach has to offer. This community is conveniently located adjacent to Bethany's hiking and biking trails, offering ample opportunities for outdoor activities with your friends and family. Enjoy quality time in nature while exploring the beautiful surroundings.

Contact us today to schedule a private tour of the Dewey Floor Plan and experience the epitome of luxury living in Delaware. Your forever home awaits.





INLAND BAYS

BETHANY BEACH

HOMESITE OF THE MONTH SPECIAL!

Evergreene has BIG news to share for homebuyers on lots 23 and 24. It is truly one of our most incredible offers yet, and its only available at Inland Bays in Bethany Beach!

BUY ONE OF THESE HOMESITES AND RECEIVE A
Free Ground Floor Screened Porch!

This is an almost \$20,000 value that can be yours for FREE when you sign your contract for lots 23 or 24!*



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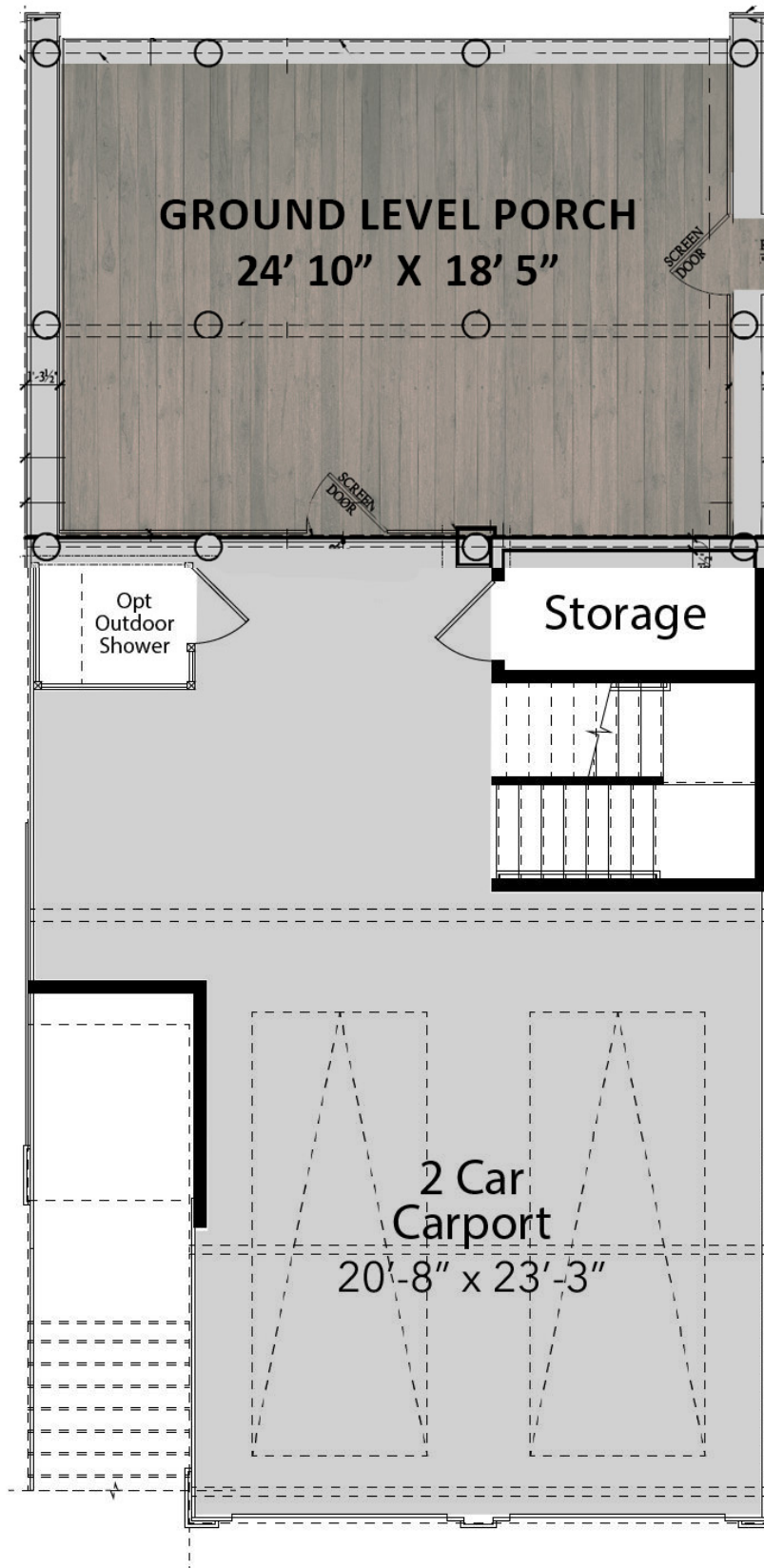
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*Incentive is for screened porch only and no other outdoor options or structural upgrades on contracts signed between 1/1/2024 and 1/31/2024. Pricing, financing, and offers are subject to change without notice. Certain restrictions may apply. Photos shown may be for representative purposes only. Above information is believed to be accurate but should not be relied on without verification. See Sales Representative for complete details. Brokers Warmly Welcomed. © 2024. The Evergreene Companies, L.L.C. expressly reserves its copyright, commonlaw property rights and all other intellectual property rights in these plans. These plans shall not be modified, changed or reproduced in any form or matter, nor shall they be assigned to any third party without the express written permission and consent of the Evergreene Companies, L.L.C.



PREFERRED LENDERS & SETTLEMENT AGENCY

If you're buying a home, and you need a loan, then choosing the right mortgage lender can be challenging. Let Evergreene help! We've done the research and selected preferred lenders for each of our communities that offer competitive rates and unparalleled customer service, ensuring an enjoyable purchase experience for you, our buyers.



SAVE MORE MONEY!

Ask your sales manager about the **special incentive** you'll receive when you close with our preferred lender and settlement agency!

PREFERRED LENDERS



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SETTLEMENT AGENCY



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swindsor@scottshumanlaw.com
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Fax: 302.537.1174

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Evergreene HOMES

Learn More About Evergreene
Homes' Realtor Co-Op and
Agent Representation
Guidelines!



Evergreene Homes loves working with Realtors!

We understand the purchase of a house is a big commitment and the guidance from a real estate professional can provide a level of security and comfort throughout the process. As a builder, we recognize and appreciate the Buyer-Realtor relationship, and offer a generous **Realtor Co-Op*** for agents that represent our purchasers.

Evergreene Homes requires agents to accompany buyers on their first visit to an Evergreene home/community in order to register their clients with the sales manager. If a Realtor is unable to attend the first visit to the site, the Realtor should call or email the community sales manager to preregister their client before the visit. Additionally, buyers must identify their agent with the sales manager at their first visit. Realtor/Client registrations expire after 60 days and will require a re-registration. Buyers who are acting as their own Realtor are not eligible to receive a Co-op Commission.