

## COMMUNITY PLAN



HOMESITE #	LOT PREMIUM
1	\$0
2	\$0
3	\$0
4	\$3,000
5	\$5,000
6	\$5,000
7	\$5,000
8	\$7,500
12	\$7,500
13	\$7,500
14	\$7,500
15	\$10,000

Availability, selections and pricing are subject to change at any time without prior notice. Certain items shown are for exhibition and illustrative purposes only, subject to change, and are Items that "Need Not Be Built" (within the meaning of Delaware Code Sections 81-418 and 81-419).

**Immediate Delivery Homes may be available in this community.**

Please inquire with the sales manager for details regarding these homes.

## COMMUNITY PRICE SHEET



**END UNIT**  
1,923 SF - \$374,900  
3 BED - 2 FULL, 1 HALF BATHS  
WITH SPACIOUS UPSTAIRS LOFT!



**INTERIOR UNIT**  
1,976 SF - \$349,900  
3 BED - 2 FULL, 1 HALF BATHS  
WITH SPACIOUS UPSTAIRS LOFT!



**UNIT #10**  
1,976 SF - \$384,900  
3 BED - 2 FULL, 1 HALF BATHS  
IMMEDIATELY AVAILABLE!



**UNIT #9 - MODEL HOME**  
*MODEL LEASEBACK AVAILABLE*  
2,001 SF - \$399,900  
3 BED - 2 FULL, 1 HALF BATHS



**UNIT #11**  
1,923 SF - \$379,900  
3 BED - 2 FULL, 1 HALF BATHS  
IMMEDIATELY AVAILABLE!

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Base house pricing listed does not include applicable lot premiums.

## INCLUDED FEATURES

### Distinctive Exteriors

- Authentic Coastal Architecture
- CertainTeed Mainstreet Low Maintenance Vinyl Siding
- Amarr Garage Door w/ Liftmaster ½ hp Belt Drive Door Opener
- One Car Garage Including Taped Drywall
- 30 Year Tamko Architectural Shingles
- Professionally Landscaped with Shrubs and Sod; Irrigated
- Hose Bibs & GFI Outlets Front & Rear
- EverGrain and DuraDek Low Maintenance Decking (Per Elevation)
- Therma-Tru Smooth Star Flush Glazed Entrance Door
- Asphalt Driveway

### Elegant Interior Features

- Mohawk Prefinished Engineered Hardwood in Foyer, Living Room and Kitchen
- Custom Lighting Package & Recessed Lighting
- Mohawk Carpeted Stairs with Oak Handrails
- Mohawk Quality Carpet in Bedrooms (Per Plan)
- Two- Panel Interior Doors
- Three-Toned Low VOC Paint
- Multi-Media & Technology Program
- Cabinet Hardware in Kitchen & Baths

### For The Chef

- Custom Deluxe 42" Timberlake Cabinets
- Granite Countertops
- Undermount Stainless Steel Double Bowl Sink
- Moen Chrome Faucet
- Whirlpool Stainless Steel Appliances (Refrigerator, Range, Dishwasher, Microwave)
- InSinkerator Garbage Disposal

### Structural

- Structurally Engineered Foundation System
- Panelized Wall Systems, 16" O.C.
- Engineered Floor & Roof Trusses
- Zip Wall Sheathing System

### Deluxe Baths

- Full Height Timberlake Cabinets in all Full Baths
- Hand-Set Ceramic Tile Floor
- Hand-Set Ceramic Tile Wall Surround in All Full Baths (Per Plan)
- Elongated Water Closets
- Moen Chrome Faucets & Lighting Fixtures
- Cultured Marble Raised Vanity Countertops in all Full Baths
- Pedestal Sink with Decorative Mirror in Powder Room

### E-Greene Technology

- High Performance PlyGem Low "E" Vinyl Windows
- Blown in Insulation Exterior Walls- R23
- Blown in Insulation in Ceiling- R49
- Open Cell Spray Insulation in Cold Floor Garage - R25 (Per Elevation)
- Rheem EcoNet Home System, including WiFi Compatible Thermostat
- Up to 17 SEER Rheem High Performance HVAC
- 50 Gallon Electric Water Heater with Tank Booster Valve
- Advanced Three Stage Energy Seal Program
- HERS Rated Home, Including a Duct Blast & Blower Door Test on Every Home

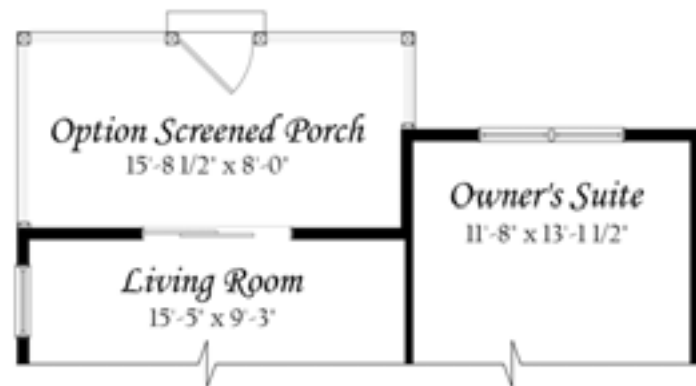
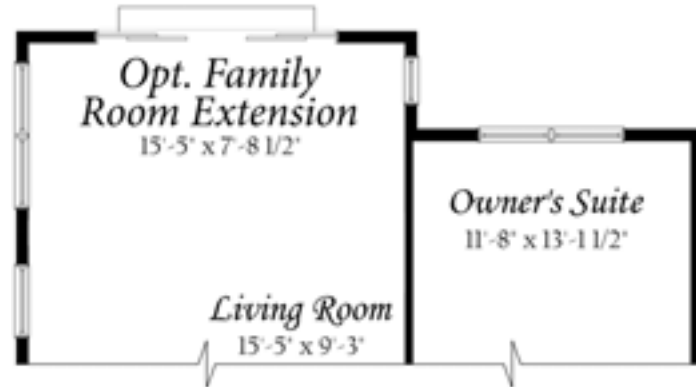
### Features That Prove Our Commitment

- 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

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# AVAILABLE OPTIONS

## OUTDOOR OPTIONS



# TIDEWATERS



FOR ADDITIONAL INFORMATION TEXT "TIDE" TO 99000

Evergreene  
HOMES





# TIDEWATERS

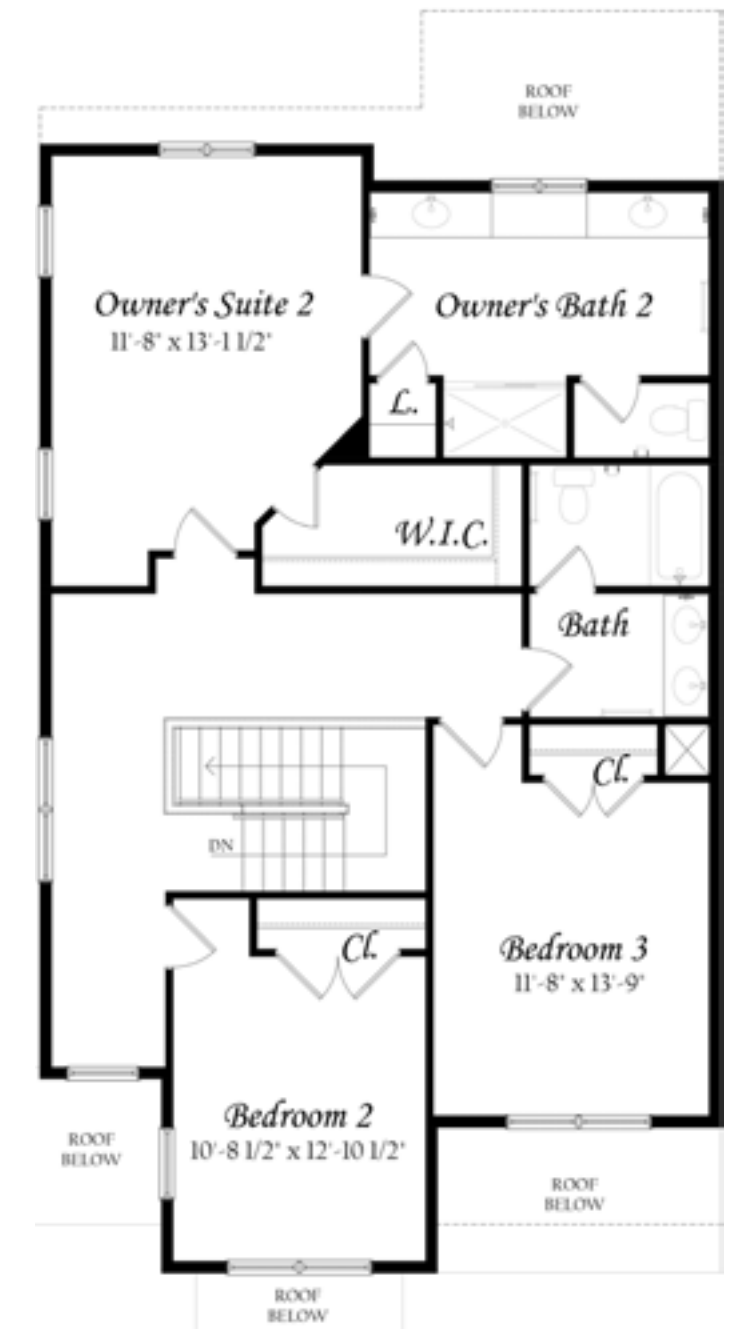
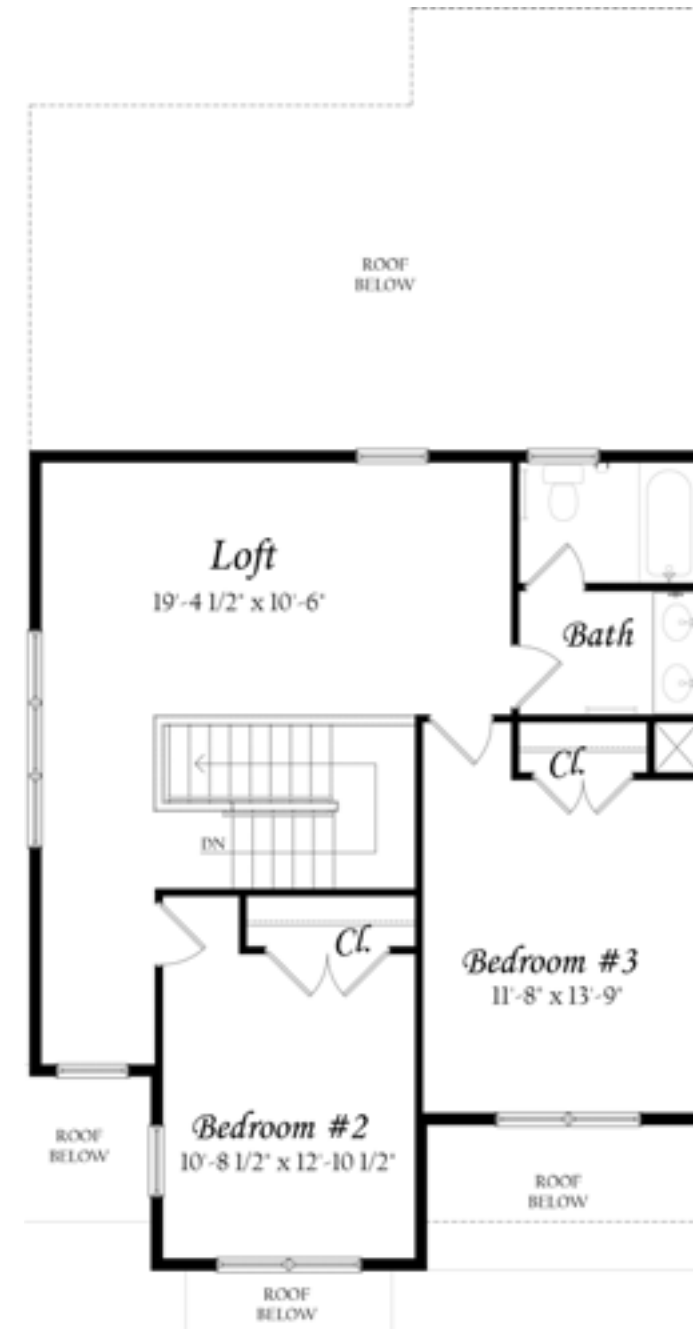
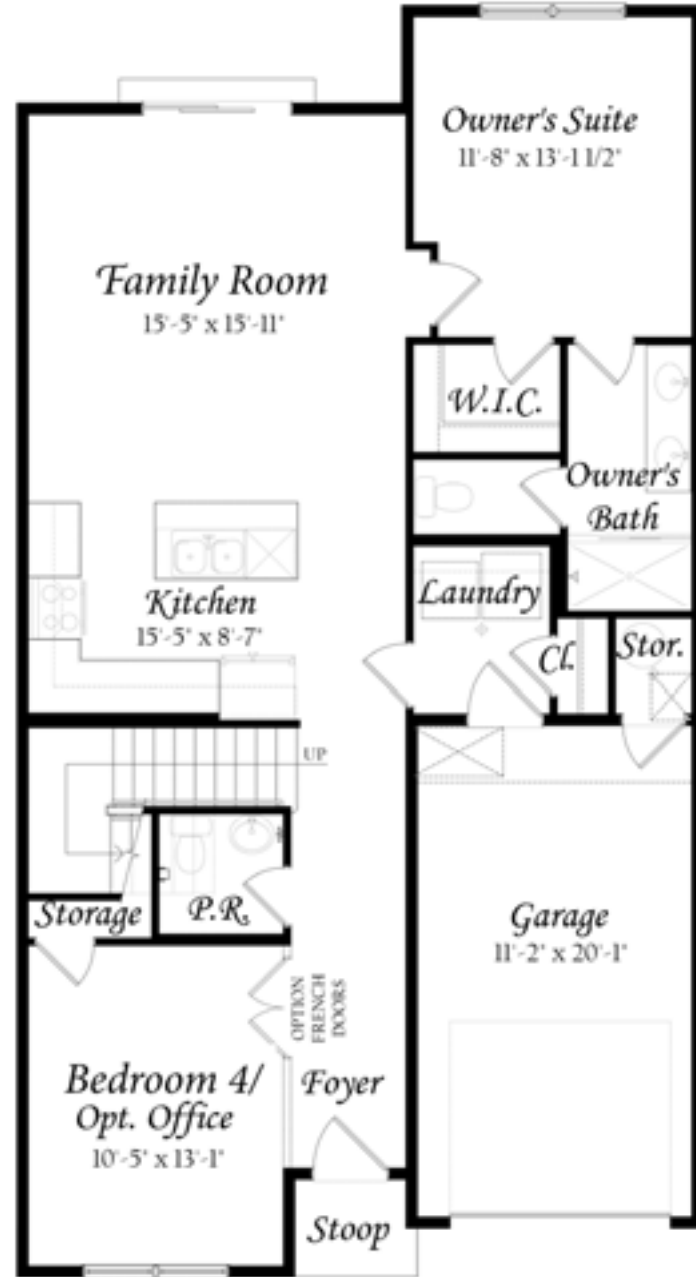
# TIDEWATERS

MAIN LEVEL END UNIT

MAIN LEVEL INTERIOR UNIT

UPPER LEVEL

OPT UPPER LEVEL - 2ND OWNERS SUITE



## COMMUNITY INFORMATION

### Tidewaters Condominium Association Fees

\$237 per month

- Private Community Outdoor Pool, with bath house
- Full Landscaping Services (Including Mowing, Wedding, Mulching, and Irrigation)
- Trash Removal
- Building Property Insurance
- Professional Property Management

### Location:

- 1.5 Miles from downtown Bethany and the Beach
- Direct Access to Route 26 shops and restaurants

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

**Phone Provider** - Mediacom (855) 633-4226

**Water Company** - Town Of Ocean View (877) 720-9272

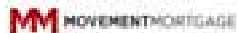
**Sewer Company** - Sussex County (302) 855-7871

**Electric Company** - Delmarva Power (800) 375-7117

## PREFERRED LENDERS & SETTLEMENT AGENCY

As an Evergreene Homes Purchaser, you have the right to select a lender and settlement agency of your choice to obtain financing and conduct the closing on your future home. Your lender will play an important role in the coordination of numerous administrative and clerical functions related to underwriting the transaction and managing the collection of documents and the disbursement of funds required to carry out the terms of the Agreement of Sale. To help facilitate a successful closing, Evergreene Homes would like to present our Preferred Lenders and affiliated Settlement Agency:

### PREFERRED LENDERS



**Scot Randolph**  
*Movement Mortgage*  
Fax: 855.236.0767  
Cell: 410.212.7424  
Scot.Randolph@Movement.com



**Paula Manis**  
*Artisans Bank*  
Business: 302-884-6827  
Fax: 888-552-0667  
Cell: 302-598-0100  
Email: pmanis@artisansbank.com



**Narda Namrow**  
*EagleBank*  
Business: 302.537.7246  
Fax: 301.841.9811  
Cell: 301.674.3078  
NNamrow@EagleBankCorp.com

### SETTLEMENT AGENCY

**Scott and Shuman, P.A.**  
33292 Coastal Highway, Suite 3  
Bethany Beach, DE 19930  
Phone: 302.537.1147  
Fax: 302.537.1174

If you select, and are approved by and close using one of the above Preferred Lenders **AND** you select Evergreene Homes' Preferred Settlement Agency, you shall receive up to **\$2,500** at Settlement (the "Settlement Costs Credit") paid by a contribution from Evergreene Homes and / or the Preferred Lender toward the "Approved Settlement Costs". Approved Settlement Costs means: Any Settlement Costs defined in the Agreement of Sale that, for the loan program selected by you, the Preferred Lender allows you to receive a credit for from Lender and / or Evergreene Homes. Approved Settlement Costs shall not include any prepaid items, such as mortgage insurance premiums, real estate taxes, hazard insurance premiums or interest. Lenders and certain loan programs (e.g. FHA, VA etc.) may not allow certain specified Settlement Costs to be paid by you nor allow you to receive a credit for such items from Evergreene Homes and Lenders. Any such disallowed items do not constitute Approved Settlement Costs.

The **maximum** Approved Settlement Costs Credit that you shall receive is **\$2,500**. In the event that at the time of Settlement, the actual Approved Settlement Costs are less than the maximum, you shall receive only the actual costs incurred.

## NEIGHBORHOOD SERVICES

### Nearby Shopping

- Tanger Outlets • 36470 Seaside Outlet Drive, Rehoboth, DE 19971 • (302) 226-9223

### State Parks and Boat Ramps

- Delaware Seashore State Park • (302) 227-2800
- Fenwick Island State Park • (302) 539-9060
- Holts Landing State Park • (302) 539-9060
- Assawoman Wildlife Area • (302) 539-3160

### Marinas

- Indian River Marina • Delaware Seashore State Park, 39415 Inlet Road, Rehoboth Beach, DE 19971 • (302) 227-3071

### Public Schools

- Lord Baltimore Elementary School • 120 Atlantic Avenue, Ocean View, DE • (302) 537-2700
- Selbyville Middle School • 80 Bethany Road, Selbyville, DE 19975 • (302) 436-1020
- Indian River High School • 29772 Armory Road, Dagsboro, DE 19939 • (302) 732-1500

### Hospitals & Medical Centers

- Bebee Hospital • 424 Savannah Road, Lewes, DE 19958 • (302) 645-3300
- Peninsula Regional Medical Center • 100 East Carroll Street, Salisbury, MD 21801 • (410) 546-6400

### Emergency Services

- Beebe Medical Center • 203 Creekside Plaza # 7, Ocean View, DE • (302) 539-8749
- Weekend Walkin Health Center • 205 Atlantic Avenue, Millville, DE • (302) 541-4175
- Lab Corporation • 92 Atlantic Avenue # C, Ocean View, DE • (302) 537-1907

### Libraries

- South Coastal Library • 43 Kent Avenue, Bethany Beach, DE • (302) 539-5231

### Movie Theaters

- Midway Movies • 29 Midway Shopping Center, Route 1, Rehoboth Beach, DE 19971 • (302) 645-0200
- Fox Sun and Surf Cinema • 14301 Coastal Highway, Ocean City, MD • (410) 250-1777
- Regal Salisbury Stadium 16 • 2322 North Salisbury Blvd., Salisbury, MD 21801 • (410) 860-0211

### Golf Courses

- Bayside Resort • 31806 Lakeview Drive, Selbyville, DE 19975 • (302) 436-3400
- Bear Trap • 7 Clubhouse Drive, Ocean View, DE 19970 • (302) 537-5600
- Cripple Creek • 29494 Seagrass Plantation Lane, Dagsboro, DE • (302) 539-1446
- The Salt Pond • 400 Bethany Loop, Bethany Beach, DE 19930 • (302) 539-7525

### Grocery Stores

- Giant • 220 Town Center Drive, Millville, DE • (302) 537-8200
- Food Lion • 215 Atlantic Avenue, Millville, DE • (302) 537-5994
- Good Earth Market & Organic Farm • 31806 Good Earth Lane, Route 26, Ocean View, DE • (302) 537-7100
- Hocker's G&E Supermarket • ( 695 Bethany Loop, Bethany Beach DE 19930 • (302) 539-9662

### Utilities

- Sussex Shores Water Co. • 39602 Waterworks Ct., Bethany Beach, DE 19930 • (302) 539-7611
- Delmarva Power • P.O. Box 231, Wilmington, DE 19899 • (800) 375-7117
- Verizon • (855) 820-4924
- Mediacom • (855) 633-4226

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