

COMMUNITY PLAN



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

FLOOR PLAN	SQ. FOOT.	BEDS / BATHS	SPECIAL FEATURE	BASE PRICE
TURNSTONE	1,830 SF	3 BEDS 2 BATHS	SPACIOUS MAIN LEVEL LIVING	\$469,900
SEA PINES	2,061 SF	3 BEDS 3 BATHS	OPTIONAL SECOND LEVEL FOR ADDED SPACE	\$509,900
EGRET	2,690 SF	4 BEDS 3 BATHS	INCLUDES FUNCTIONAL FLEX SPACE	\$549,900
BAYBERRY	2,850 SF	5 BEDS 4.5 BATHS	ENOUGH BEDROOMS FOR ALL	\$569,900
SANDPIPER	2,898 SF	4 BEDS 3.5 BATHS	EXPANSIVE OUTDOOR LIVING AREA	\$589,900

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Base house pricing listed does not include applicable lot premiums.

INCLUDED FEATURES

Structural

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

Distinctive Exteriors

- Authentic Coastal Architecture
- Low Maintenance Vinyl Siding
- Garage Door w/ Window Panel
- Liftmaster ½ hp Belt Drive Garage Door Opener & 2 Remotes
- 30 Year Architectural Shingles
- Landscaped Professionally with Shrubs & Sod
- Hose Bibs & GFI Outlets Front & Rear
- Composite and Duradek Low Maintenance Decking (Per Elevation)
- Therma-Tru Flush Glazed Entrance Door
- 5" Gutters and Downspouts

E-Smart Tech Package

- (3) Single Outlets of Your Choice & (2) Dual CAT6/RG6 in the Master and Family Room
- Smart Z-Wave Hub
- (1) Schlage 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" Timberlake Cabinets
- Granite Countertops
- Undermount Stainless Steel Single Bowl Sink
- Moen Chrome Faucet
- Stainless Steel Appliances (Refrigerator, Range, Dishwasher, Microwave)
- Garbage Disposal

Deluxe Baths

- Full Height Timberlake Cabinets in all Full Baths
- Hand-Set Ceramic Tile Floor
- Hand-Set Ceramic Tile Walls in Owner's Shower (Per Plan)
- Elongated Water Closets
- Moen 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 PlyGem 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/Z-Wave Thermostat
- Up to 17 SEER 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

Buyer Initial _____

COMMUNITY INFORMATION

Tidal Walk Community Association Fees

\$199 per month *Phase 1*

(\$230 per month Phase 2 w/ Amenities,

*\$205 per month Phase 3 Full Build Out)**

- Private Community Outdoor Pool, Clubhouse with Community Rental Space
- Community Wide Landscape Mowing Services
- Trash Removal
- Professional Property Management

Location:

- One and a Half miles from downtown Bethany and the Beach
- One mile to Route 26 shops and restaurants
- Large Lots in a Scenic Surrounding Landscape

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 - Delaware Electric Cooperative (302) 349-9090

Gas Company - Compass Energy (302) 628-6889

*HOA fees for future phases are estimations and are subject to change without prior notice.

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

Beebe 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

Harris Teeter • Bayside Village Center, 31221 Americana
Parkway, Selbyville, DE 19975 • (302) 436-2827
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

Town of Ocean View Water • 201 Central Avenue
2nd Floor, Ocean View, DE 19970 • (302) 539-9797
Delmarva Electric Cooperative • 14198 Sussex Hwy,
Greenwood, DE 19950 • (302) 349-9090
Verizon • (855) 820-4924
Mediacom • (855) 633-4226

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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



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



Jamie L. Wetzelberger
SunTrust Mortgage
Business: 410.520.0200
Fax: 410.520.0410
Cell: 443.497.2604



Marc Pruzan
First Trust Bank
Business: 610.238.5018
Cell: 610.613.1596
mpruzan@firsttrust.com

SETTLEMENT AGENCY



Star Windsor
Scott & Shuman, PA
33292 Coastal Highway, Suite 3
Bethany Beach, DE 19930
swindsor@scottshumanlaw.com
Phone: 302.537.1147
Fax: 302.537.1174

All incentives and offers are subject to our preferred lender underwriting guidelines, which limit third party contributions, and are subject to change without notice, and is available only for owner-occupied homes. Non-owner-occupied homes are subject to additional restrictions and qualifying requirements. May not apply to all loan products. Evergreene Homes is not acting as a mortgage broker or lender. Evergreene Homes and the mortgage lenders listed are separate entities, each is independently responsible for its own products, services and incentives.