

COMMUNITY PLAN



\* Currently available for customization.

COMMUNITY PRICE SHEET

LOT # AND FLOOR PLAN	SQ. FOOT.	BEDS / BATHS	LOT PREMIUM	EST. DELIVERY	BASE HOUSE PRICE
LOT 1 MAGNOLIA	3,173 SF	5 BEDS 4 BATHS	\$15,000	SOLD	SOLD
LOT 2 DEWEY II	2,576 SF	5 BEDS 4.5 BATHS	\$15,000	SOLD	SOLD
LOT 5 DEWEY II	2,576 SF	4 BEDS 3.5 BATHS	\$0	IMMEDIATE	\$899,000
*LOT 6 MALLARD	2,632 SF	4 BEDS 3.5 BATHS	\$0	JUNE 2023	\$929,900
*LOT 7 DEWEY II	2,576 SF	4 BEDS 3.5 BATHS	\$0	JUNE 2023	\$929,900
LOT 8 LINWOOD	2,811 SF	5-6 BEDS 4.5 BATHS	\$50,000	SOLD	SOLD
LOT 9 LINWOOD	2,811 SF	5-6 BEDS 4.5 BATHS	\$50,000	SOLD	SOLD
*LOT 10 MALLARD	2,632 SF	4 BEDS 3.5 BATHS	\$50,000	SOLD	SOLD
*LOT 11 MALLARD	2,632 SF	4 BEDS 3.5 BATHS	\$15,000	WINTER 2023	\$844,900
LOT 12 MAGNOLIA	3,173 SF	5 BEDS 4 BATHS	\$15,000	SOLD	SOLD

\*CLIENT ELECTED INTERIOR SELECTIONS MAY STILL BE AVAILABLE, WHICH MAY AFFECT SALES PRICE.



## VERANDAH BAY LOT 5

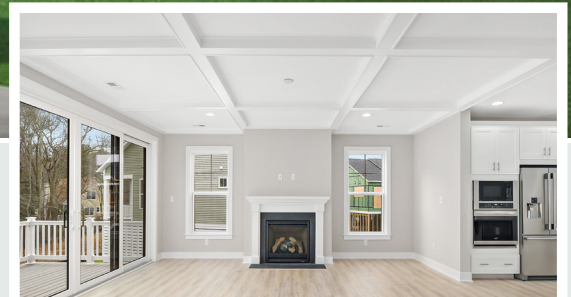
MOVE IN NOW!

The **Dewey floor plan** at Verandah Bay offers incredible interior finishes and a stunning upgraded exterior featuring **three levels of front decks for unbeatable views of the bay!** Discover the true meaning of luxury in the Dewey's **deluxe kitchen with upgraded appliances and beautiful quartz countertops!** With enough space and storage for all your family's beach and vacation gear, your next destination is Lot 5 at Verandah Bay!

Located **within walking distance to some of the most iconic Fenwick restaurants** and entertainment. Call today for more information!

4 beds | 3.5 Baths | 2,576 SF

**\$899,900**



# Evergreene HOMES

MYEVERGREENEHOMES.COM

1-855-54-BEACH

SALES@EVERGREENEHOMES.COM

MHBR NO. 6243



This brochure is for illustrative purposes only and is not part of a legal contract. Price is subject to change without prior notice. Photography may not represent exact home type available.

## 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 Certainteed Vinyl Siding
- Garage Door w/ Window Panel
- ½ hp Belt Drive Garage Door Opener & 2 Remotes
- 30 Year 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) 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" 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 17 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

**Verandah Bay Community Association Fees**

**\$350 per month**

\$2,000 One-Time Capital Contribution to Reserve Account

\$125 One-Time Admin Fee for Condo Association\*

\$6,600 One-Time Sewer Hook-up Fee

Full One-Time Delaware Property Transfer Tax Calculated Per Home Sale

- Private Community Outdoor Pool
- Community Wide Landscape Mowing Services
- Trash Removal and Snow Removal
- Professional Property Management

**Location:**

- Less than 1.5 Miles to the beach.
- Walkable/Bikable to local restaurants and shops.
- Close to multiple marinas and water access points.
- Golfers can select from several nearby courses- some of which are ranked the highest in the state.
- Included in the Indian River School District
- Property Tax Includes Sussex County: \$4600\* per year.

\*Verandah Bay is a condominium association. Please reference the governing documents as to what is specifically covered in association insurance and what is individual homeowner responsibility. Property tax figures are approximate and used for illustrative purposes only based on a home valued at \$800,000. For exact tax calculations please contact Sussex County (302) 855-7871 directly.

# Evergreene HOMES

## 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



**Dan Murtaugh**  
NMLS # 408130  
*WesBanco*  
Office: 410.427.3731  
Cell: 410.599.6097  
Daniel.Murtaugh@wesbanco.com



**Fernando Marquez**  
NMLS # 377910  
*McLean Mortgage*  
Fax: 571.419.6611  
Cell: 703.627.3733  
FMarquez@mcleanmortgage.com



**Jamie L. Wetzelberger**  
NMLS # 166807  
*Truist Bank*  
Business: 410.520.0200  
Fax: 410.520.0410  
Cell: 443.497.2604  
Jamie.wetzelberger@truist.com



**Marissa Terrebonne**  
NMLSR # 207996  
*Wells Fargo Home Mortgage*  
Fax: 855-684-0662  
Cell: 703-627-4772  
Marissa.Terrebonne@wellsfargo.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

**MyEvergreeneHome.com**

05/04/22EH

**1.855.54.BEACH**

MHBR NO. 6243

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# AVAILABLE ELEVATIONS

# THE DEWEY II

AN EVERGREENE ISLET SERIES HOME



ELEVATION A *(shown on cover)*



ELEVATION B



ELEVATION C



# Evergreene HOMES

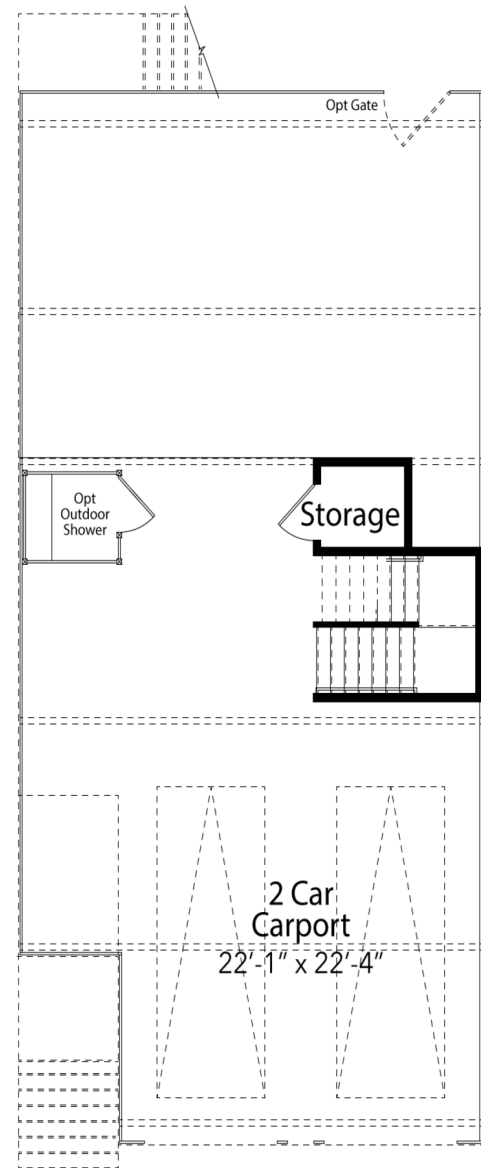




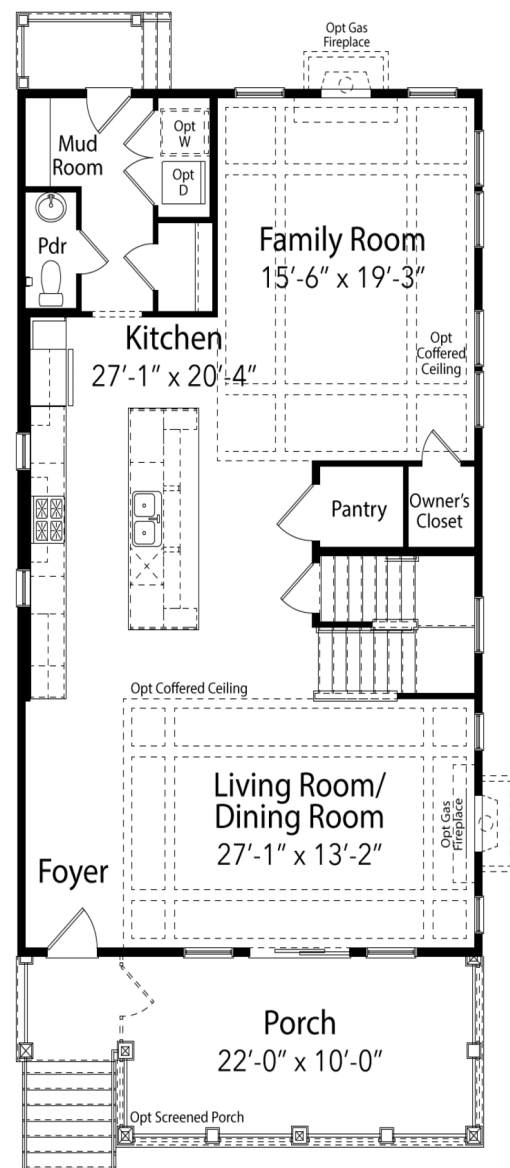
THE  
DEWEY II FLOOR PLAN

THE  
DEWEY II FLOOR PLAN

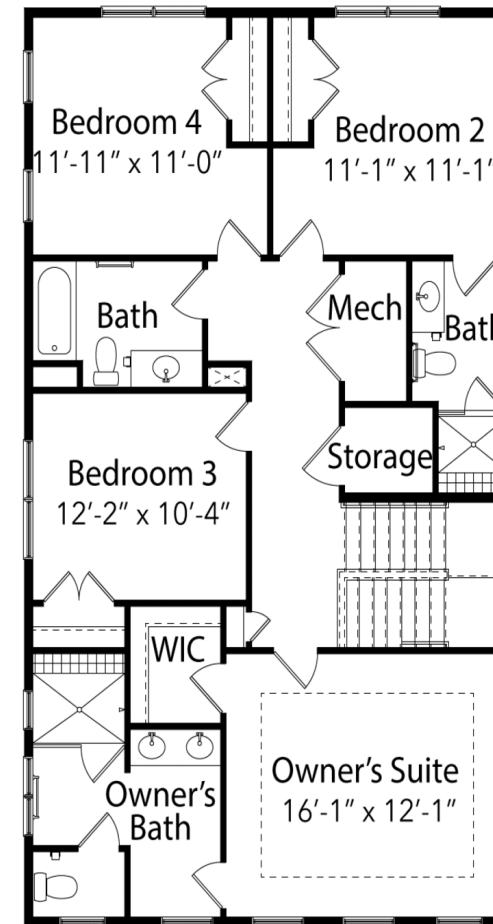
GROUND LEVEL



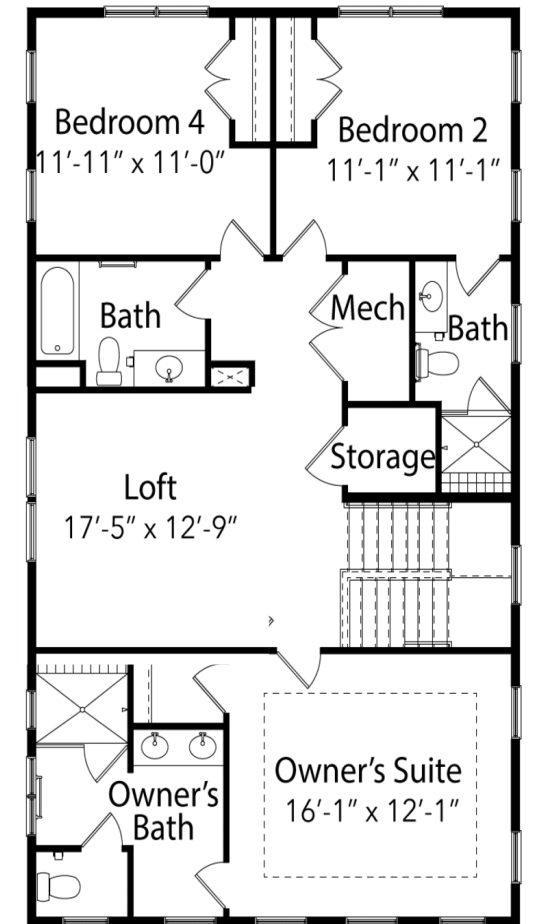
MAIN LEVEL



STANDARD UPPER LEVEL



OPTIONAL UPPER LEVEL WITH LOFT





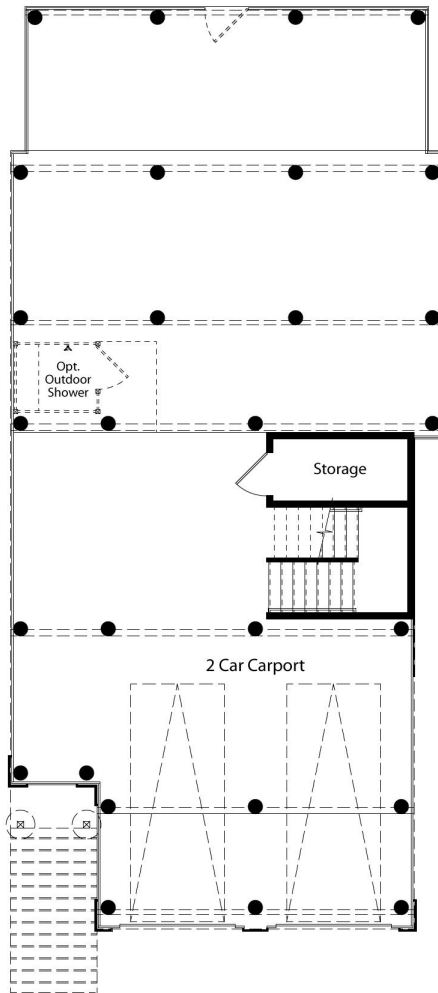


ELEVATION B



ELEVATION C

GROUND LEVEL



ELEVATION A

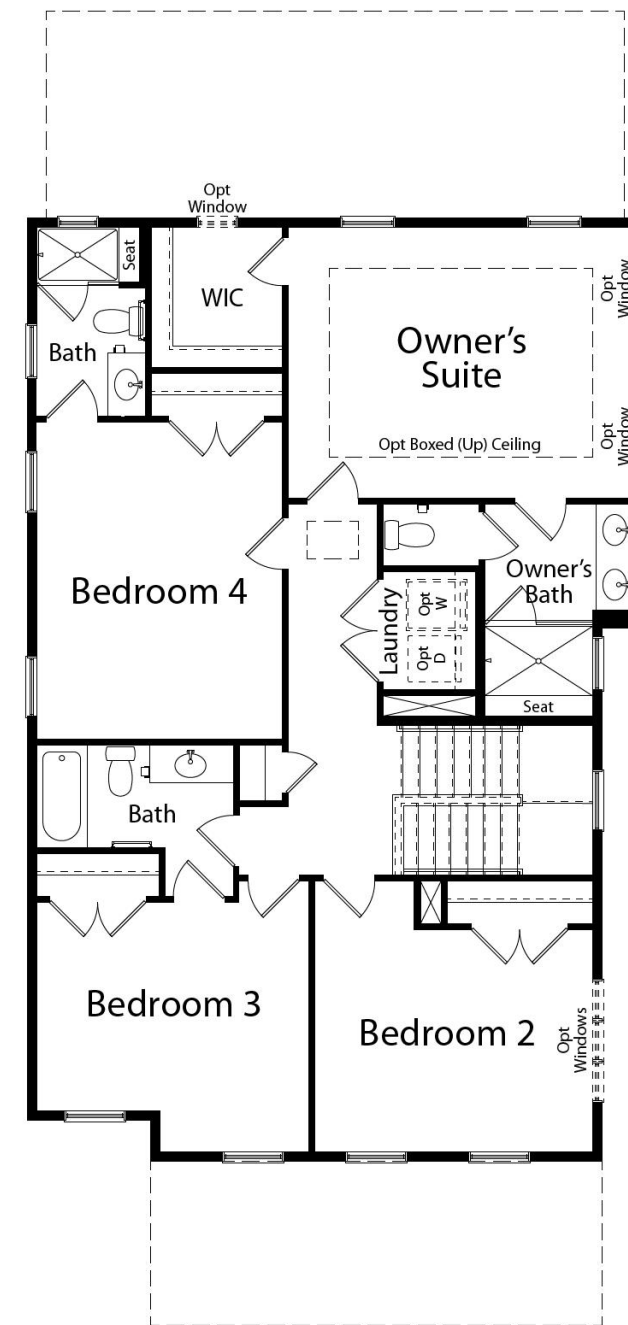
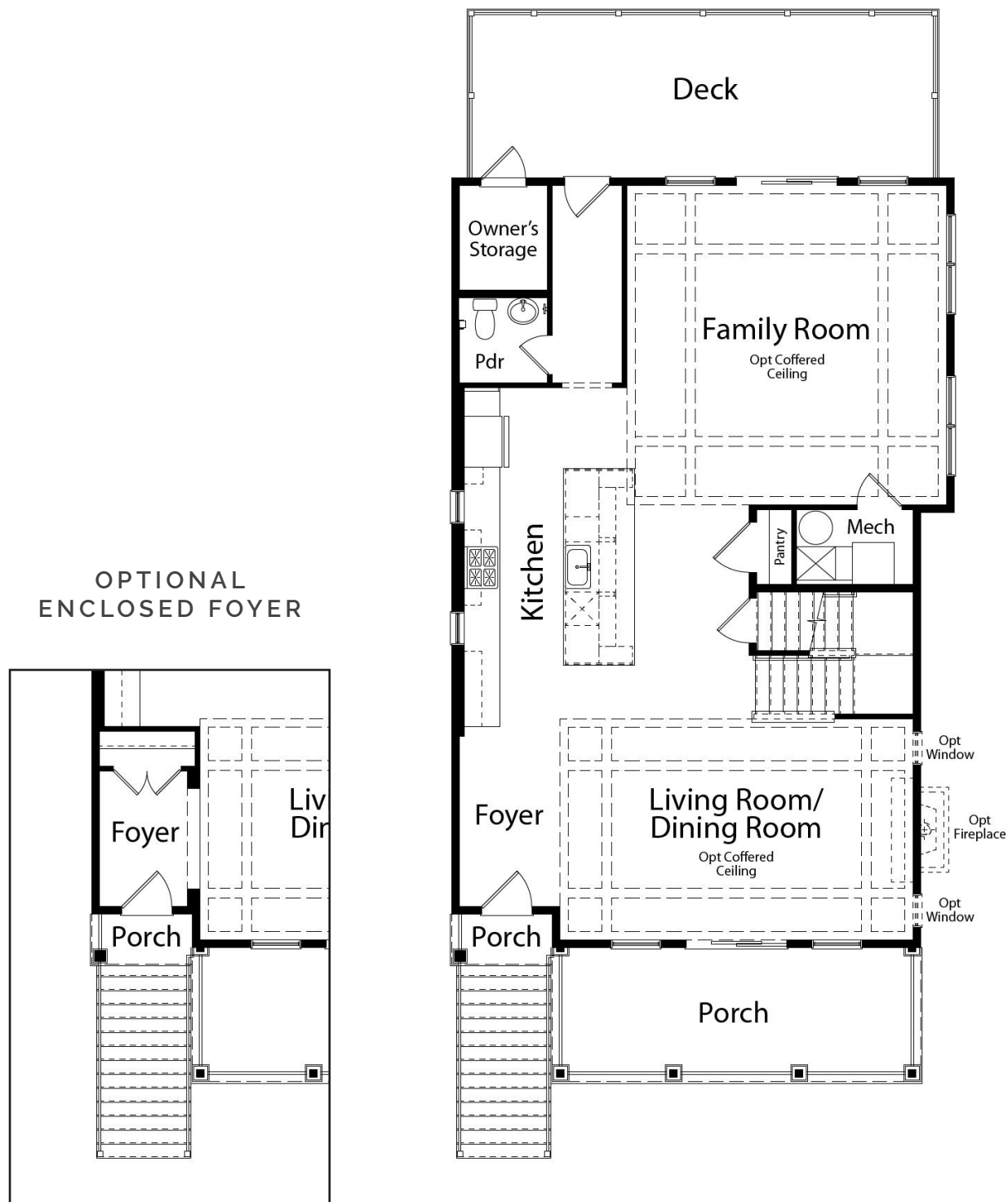
Evergreene  
*signature*  
 ON YOUR LOT HOMES

THE  
MALLARD FLOOR PLAN

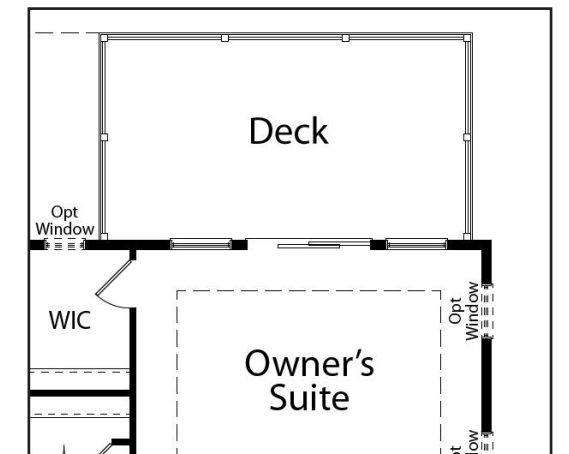
THE  
MALLARD FLOOR PLAN

MAIN LEVEL

UPPER LEVEL



OPTIONAL  
SECOND LEVEL DECK





# Evergreene HOMES



Evergreene Homes is excited to offer home buyers our exclusive **e-Smart Technology Package** included in every new home!



Experience advanced home comforts with **e-SmartTechnology!** These included features are exclusive to Evergreene, and unrivaled by any other home builder.



(5) Outlets of Your Choice of CAT6 or RG6 throughout the Home



Z-Wave front porch & foyer light



Smart Z-Wave Hub



System requires internet services



(1) Schlage Z-Wave deadbolt lock



Video Doorbell

# 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.