

## COMMUNITY PLAN



LOT	LOT INFO
1	\$10,000 PREMIUM
7	SOLD
8	SOLD
9	SOLD
10	SOLD
11	SOLD
13	SOLD
14	SOLD
15	SOLD
23	SOLD
24	\$20,000 PREMIUM
28	SOLD
30	SOLD

\* Homesites #1 & #11 to be released at a later date for use of sales/development staging and

MyEvergreeneHome.com

1.855.54.BEACH

Sales@EvergreeneHomes.com

08/15/24EH

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



*DEWEY ELEVATION E*  
STARTING AT \$799,900



# ADDITIONAL ELEVATIONS



ELEVATION B



ELEVATION C



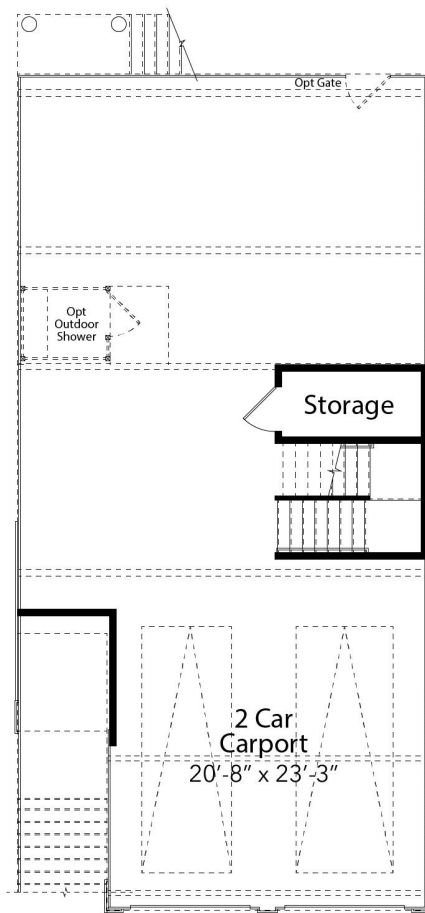
ELEVATION D



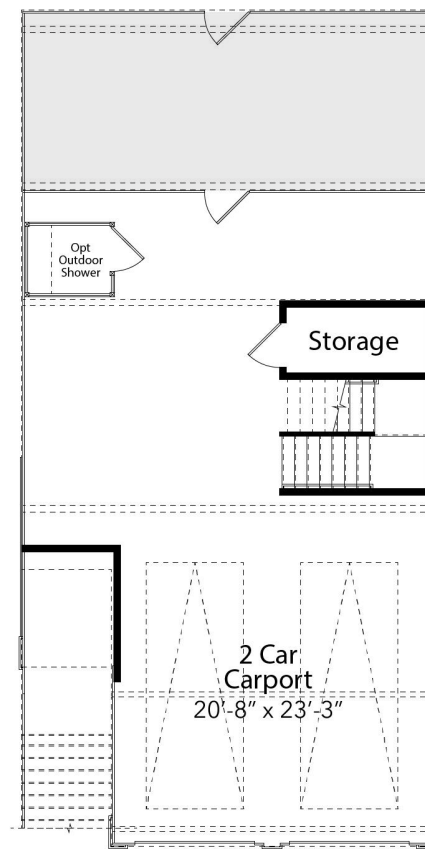
ELEVATION E

# THE INLAND DEWEY

GROUND LEVEL



GROUND LEVEL WITH OPTIONAL SCREENED LIVING AREA



ELEVATION A

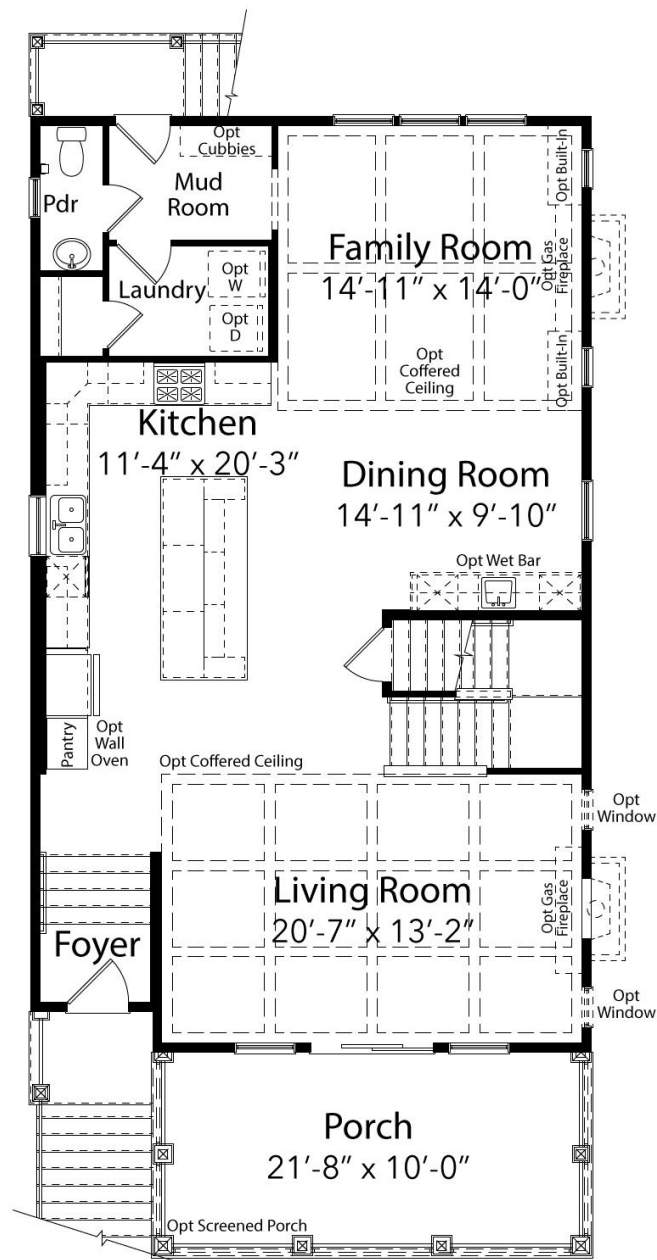


**INLAND BAYS**  
BETHANY BEACH

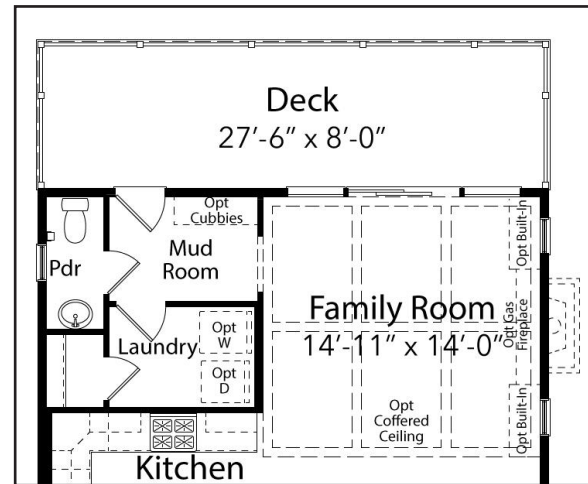


# THE INLAND DEWEY

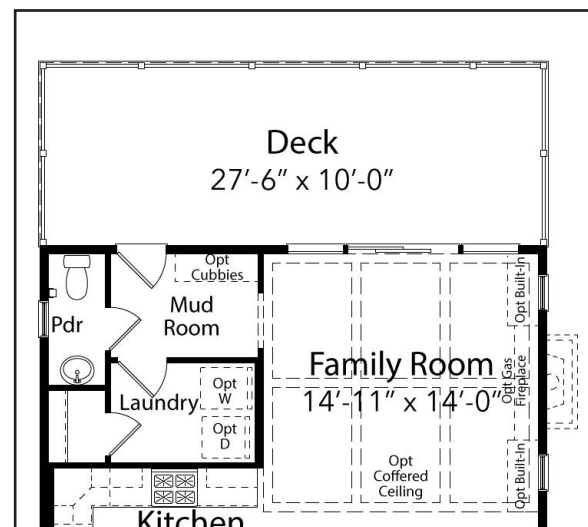
MAIN LEVEL



OPT 8FT REAR DECK

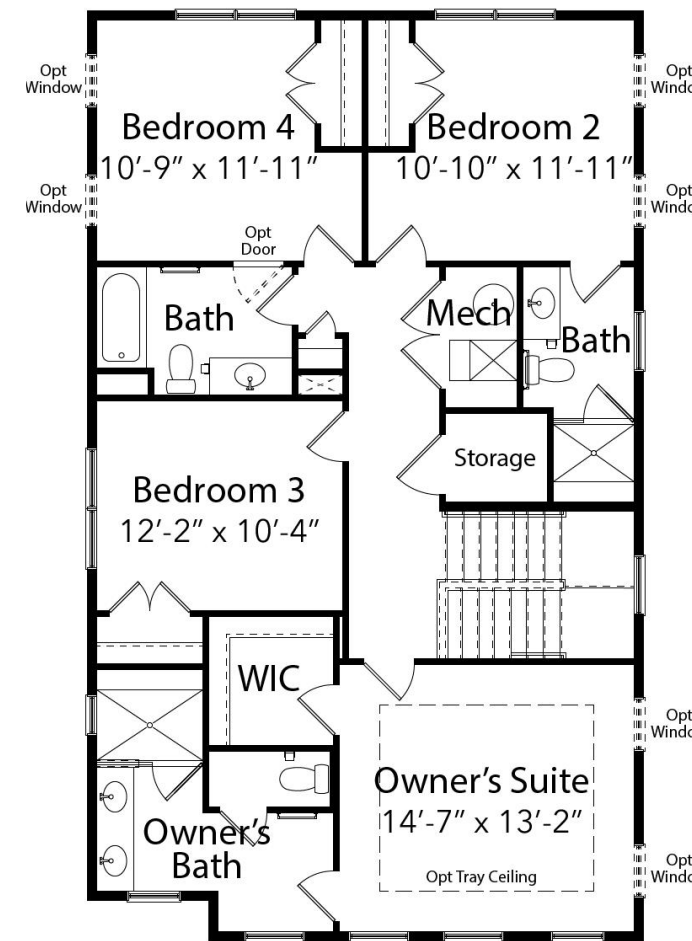


OPT 10FT REAR DECK

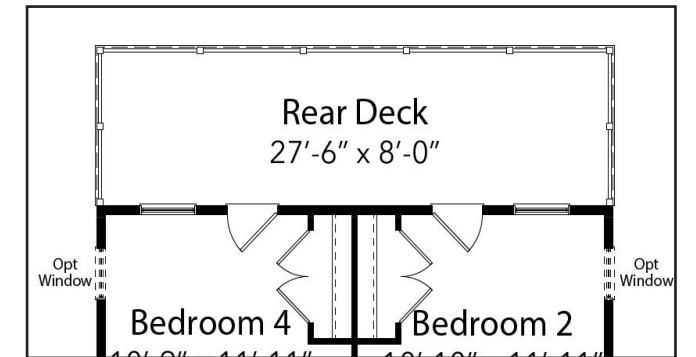


# THE INLAND DEWEY

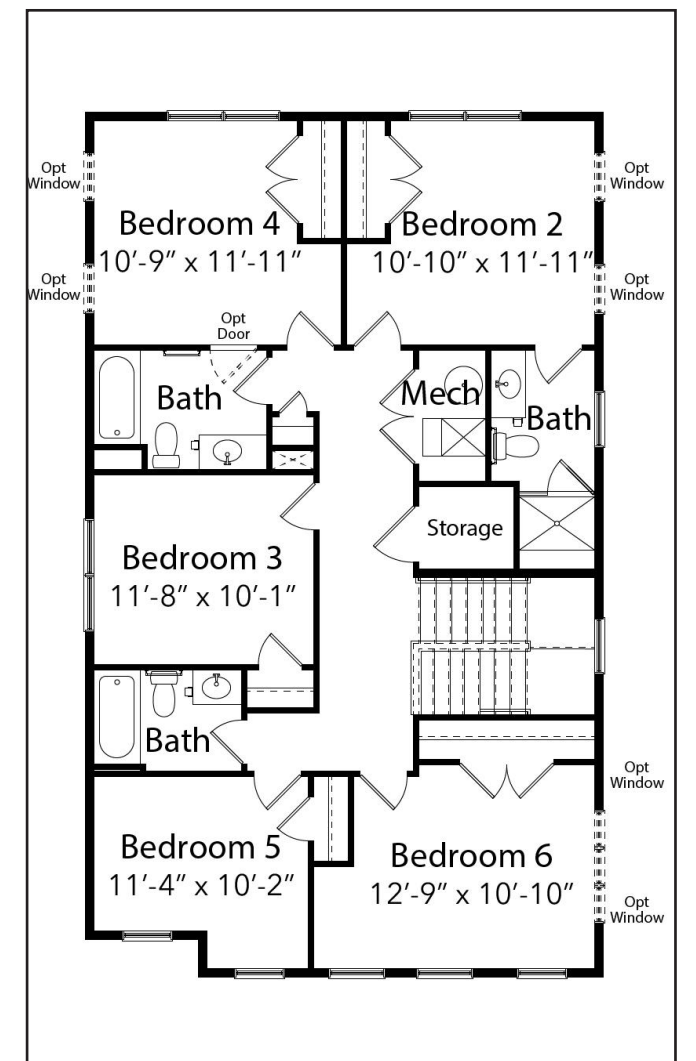
UPPER LEVEL



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
- 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

- 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- R49
- 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

\$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.

## 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



Tatiana Camper  
NMLS# 1538680  
Truist Bank  
Cell: 302-249-9869  
Tatiana.Camper@Truist.com



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



Fernando Marquez  
NMLS # 377910  
VP Sales Manager GNB Mortgage  
Cell: 703.627.3733  
fmarquez@GNBmtg.com



Dan Murtaugh  
NMLS # 40813  
First National Bank  
Fax: 843.306.8789  
Cell: 410-599-6097  
MurtaughD@fnb-corp.com

#### SETTLEMENT AGENCY



Candice Kinsler  
Scott & Shuman, PA  
33292 Coastal Highway, Suite 3  
Bethany Beach, DE 19930  
cwindsor@scottshumanlaw.com  
Phone: 302.537.1147  
Fax: 302.537.1174



## Buyer Broker Compensation Policy

Evergreene Homes values the partnership with Buyer Brokers and appreciates the important role you play in the home buying process. We look forward to working with you to ensure a smooth and successful transaction for all involved.

To support this collaboration, we have outlined our commission structure and the conditions under which compensation will be paid.

1. **Compensation Structure:** Evergreene Homes will pay Buyer Brokers a commission of 2.0% of the Base House Sales Price, subject to the conditions outlined below.

2. **Conditions for Compensation:** The commission of 2.0% of the Base House Price will be paid to Buyer Brokers if the following conditions are met:

- *Registration:* The prospective buyer must identify and register the Buyer Broker when Prospect first contacts an Evergreene employee about a home or community or when the Prospect first visits a community. Prospect shall provide a copy of the Buyer Broker Agreement at the time of registration.

- *Buyer Broker Agreement:* If the Buyer Broker agreement specifies a commission rate lower than 2.0%, Evergreene will agree to pay the lesser amount indicated in that agreement.

4. **Additional Terms and Conditions:**

- *Payment Timing:* The commission will be paid to the Buyer Broker upon the successful closing of the home purchase when all contractual obligations of the buyer and seller have been fulfilled.

- *Changes to Policy:* Evergreene reserves the right to modify or terminate this policy at any time without prior notice. Future changes will not affect contracts Ratified prior to a future policy change.

5. **Acknowledgment:** By engaging in a transaction with Evergreene, the Buyer Broker acknowledges and agrees to the terms outlined in this policy.

6. **Contact Information:** For any questions or further clarification regarding this policy, please contact your Evergreene Sales Manager.