

COMMUNITY SITE PLAN



LOTS	PREMIUM
1 - 9	NO PREMIUM
10 - 14	\$10,000
15 - 27	\$15,000
28 - 33	\$20,000
34 - 38	\$30,000
39 - 42	\$300,000

CHECK OUT  
ATLANTIC EAST'S  
STUNNING  
PRIVATE POOL  
AND CLUBHOUSE,  
FEATURING A  
SECOND LEVEL  
DECK AND BAR  
THAT LOOKS OVER  
THE BAY!



COMMUNITY PRICE SHEET



**TURNSTONE** 1,830 SF  
STARTING AT \$699,900



**DEWEY II** 2,652 SF  
STARTING AT \$749,900



**CAMPBELL** 2,730 SF  
STARTING AT \$769,900



**BAYBERRY** 2,850 SF  
STARTING AT \$779,900



**SANDPIPER** 2,898 SF  
STARTING AT \$782,900



**OCEAN PINES** 3,239 SF  
STARTING AT \$822,900

## 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

- 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

### Atlantic East Community Association Fees

\$335 per month

\$1,500 One-Time Capital Contribution

\$125 One-Time Admin Fee for HOA

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

- Private Community Outdoor Pool, with Club House and Event Space
  - Clubhouse features a second level deck and bar area for stunning views of the bay and wetlands!
- Private Community Outdoor Fire Pit and Seating Area
  - Spend the cooler months cozied up with friends and neighbors around the community's outdoor stone fireplace.
- Community Wide Landscape Mowing Services
- Trash Removal
- Professional Property Management

### Location:

- From Rt 1, head West on John J Williams Hwy/ Rt 24. Make a left onto Camp Arrow Head Road. Stay on Camp Arrow Head for 2.5 miles, and turn Left into Atlantic East community.
- Close to Rehoboth Beach, Tax Free Outlet Shopping, and the best of Delaware's local Dining and Entertainment!
- Beautiful Bay Views and Surrounded by Protected Wetlands and Forestry.
- Close to the award-winning Baywood Greens Golf Course.
- Close to the Freedom Boat Club for convenient and affordable boat access.
- Included in the Cape Henlopen School District.
- Low Property Taxes

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

# AVAILABLE ELEVATIONS

# THE TURNSTONE

AN EVERGREENE COASTAL SERIES HOME



ELEVATION A *(shown on cover)*



ELEVATION B



ELEVATION C



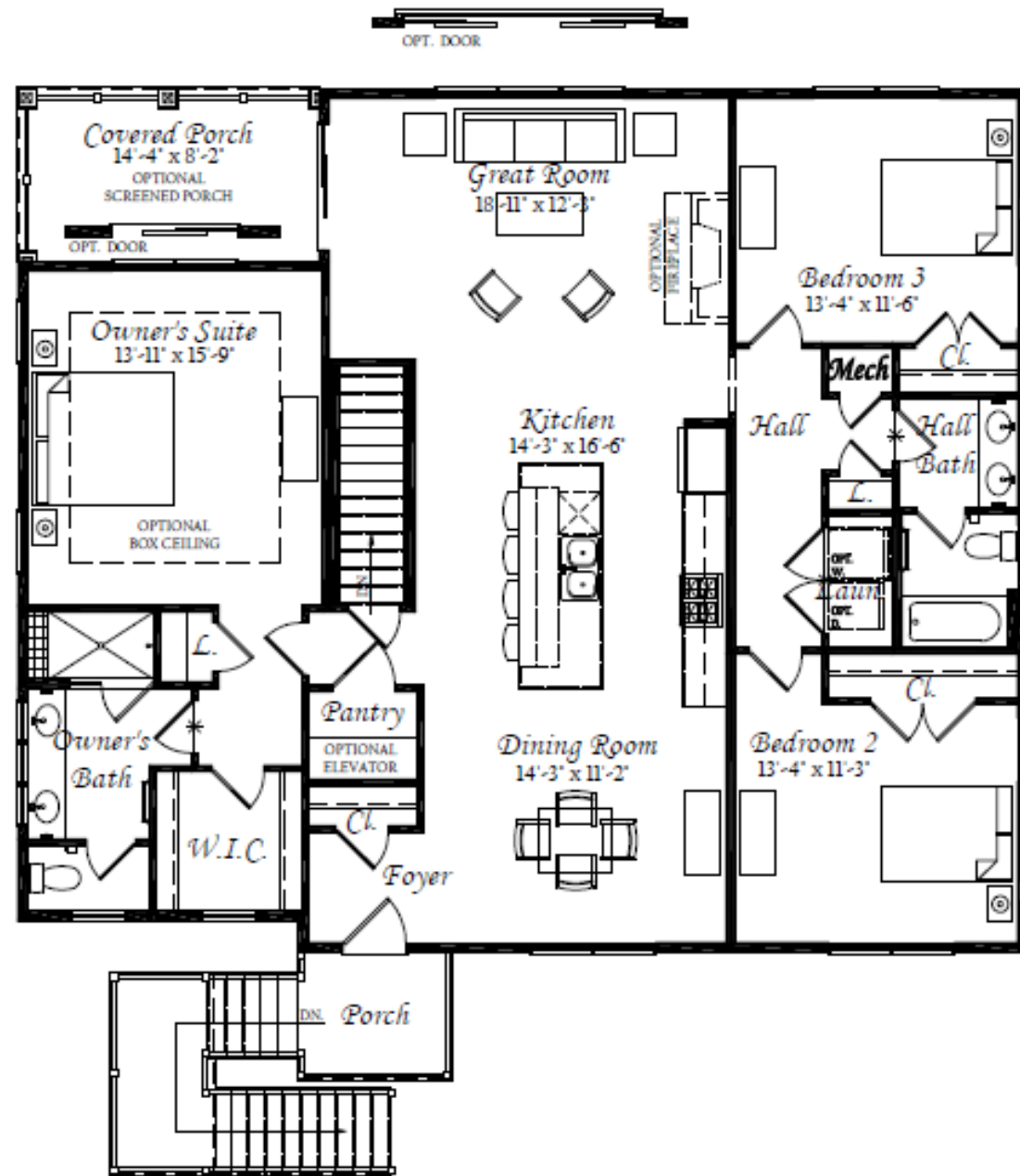
*atlantic east*

LEWES, DE

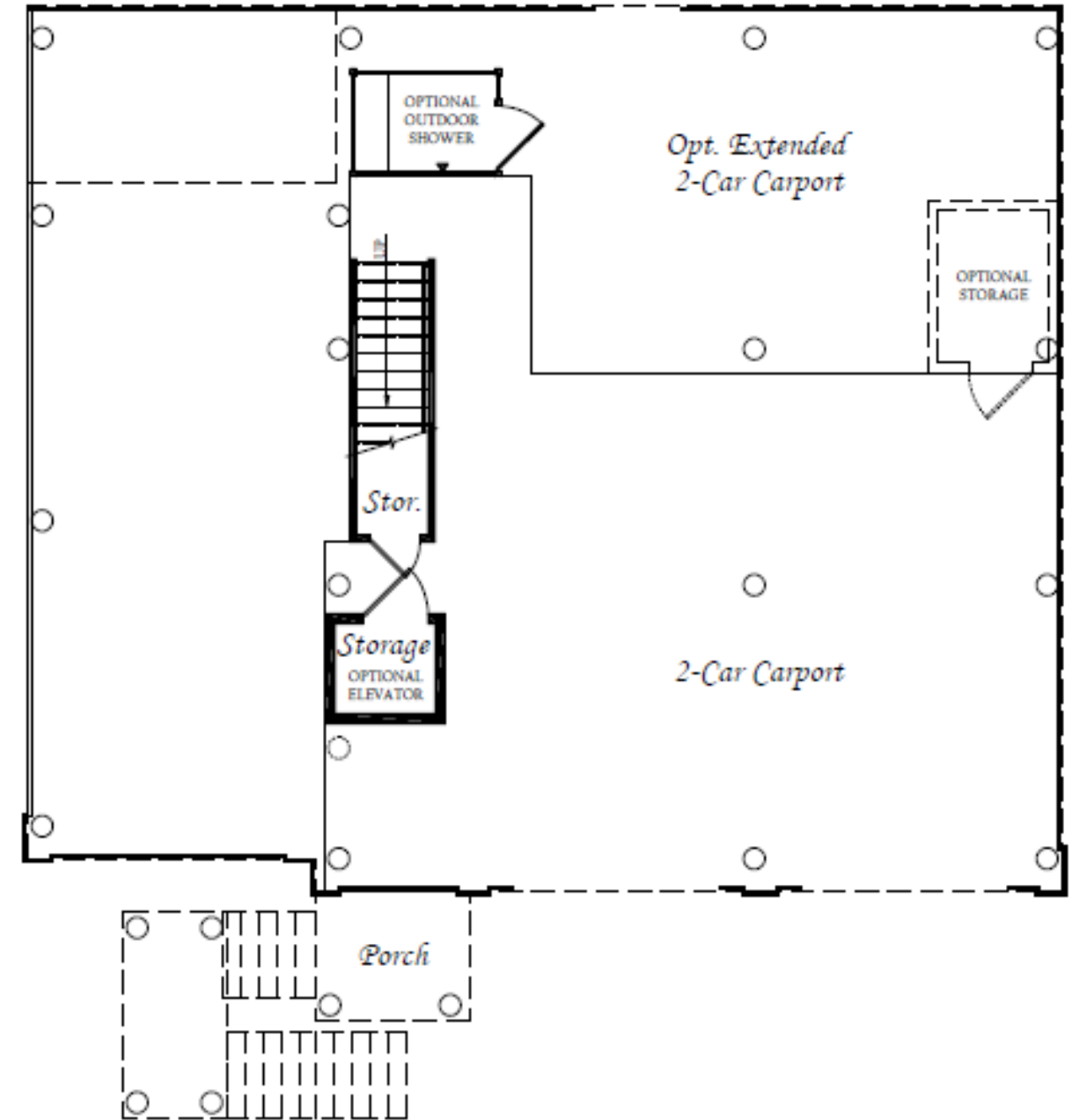
# THE TURNSTONE FLOOR PLAN

# THE TURNSTONE FLOOR

MAIN LEVEL



GROUND LEVEL



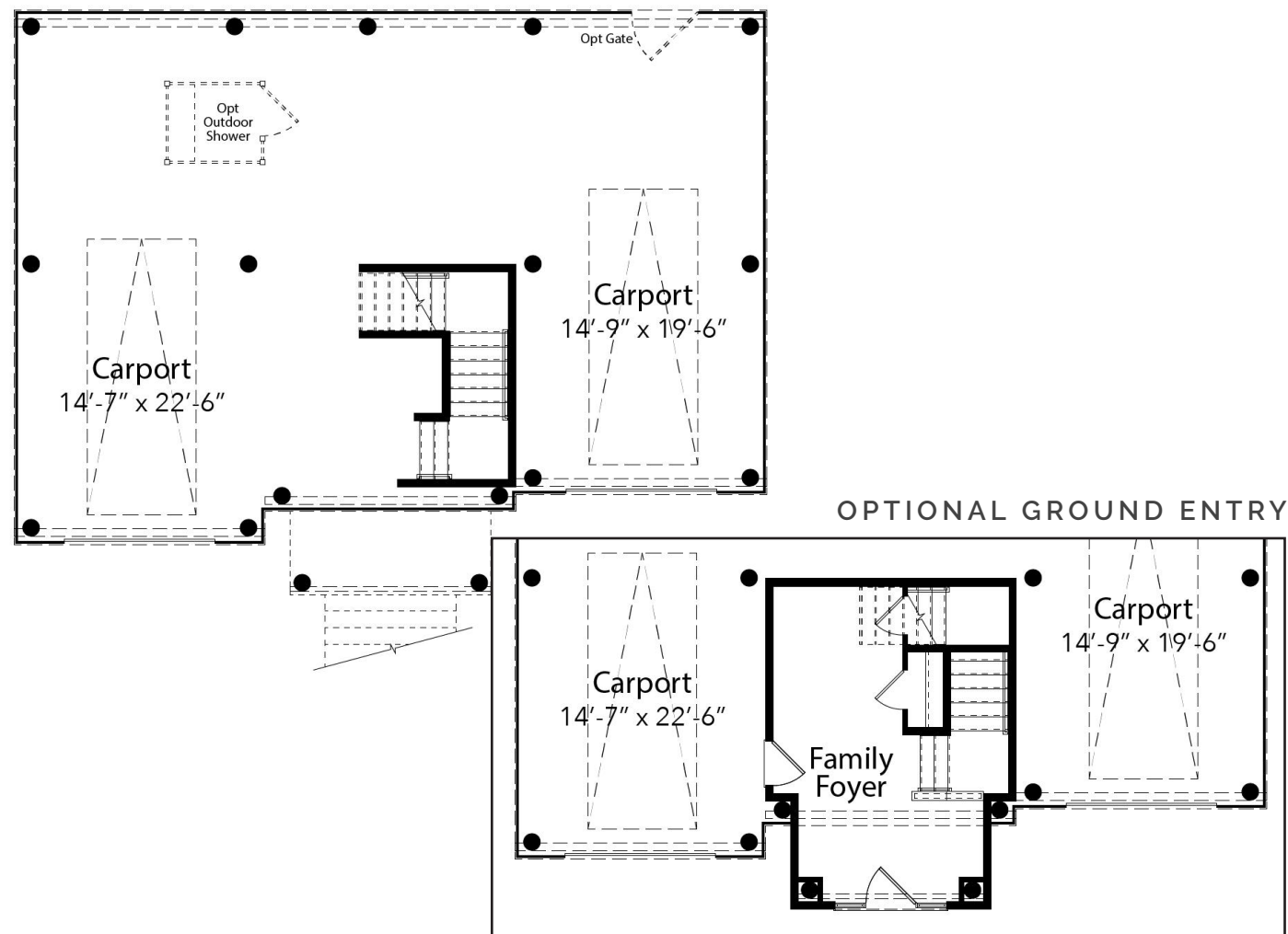


ELEVATION B



ELEVATION C

GROUND LEVEL



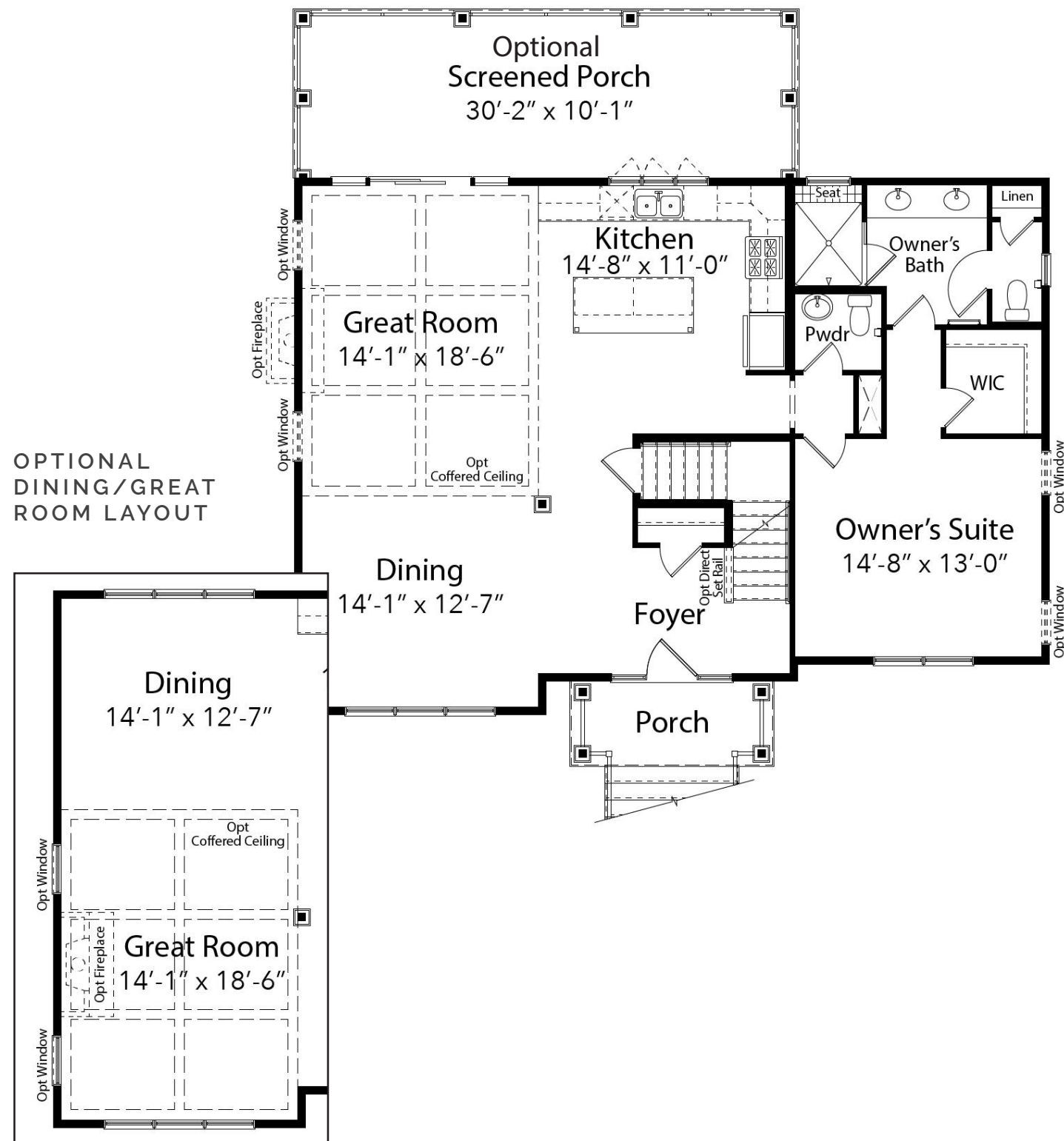
ELEVATION A

*atlantic east*

LEWES, DE

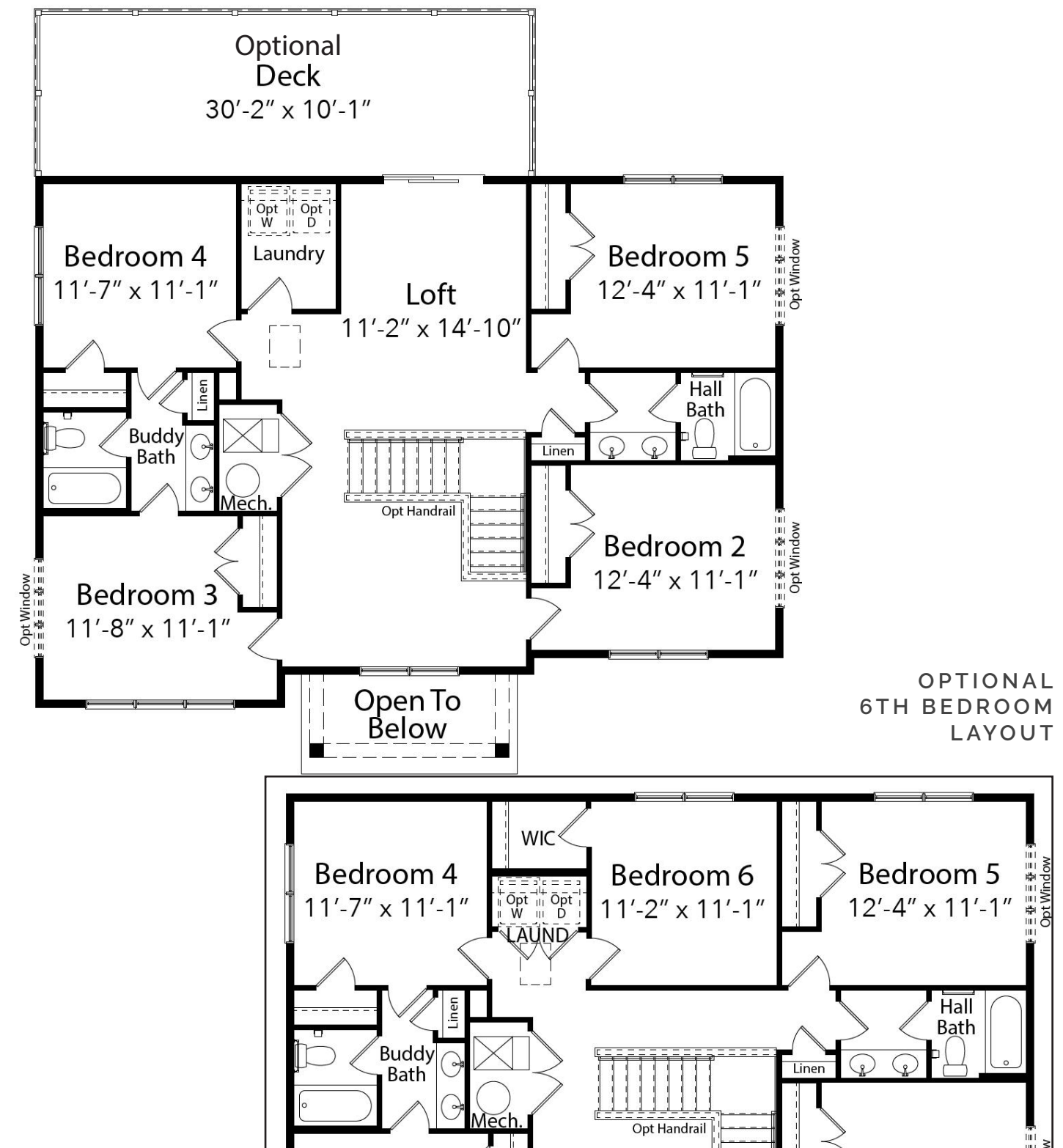
# THE CAMPBELL FLOOR PLAN

## MAIN LEVEL



# THE CAMPBELL FLOOR PLAN

## UPPER LEVEL





# AVAILABLE ELEVATIONS

# THE BAYBERRY

AN EVERGREENE COASTAL SERIES HOME



ELEVATION A *(shown on cover)*



ELEVATION B



ELEVATION C



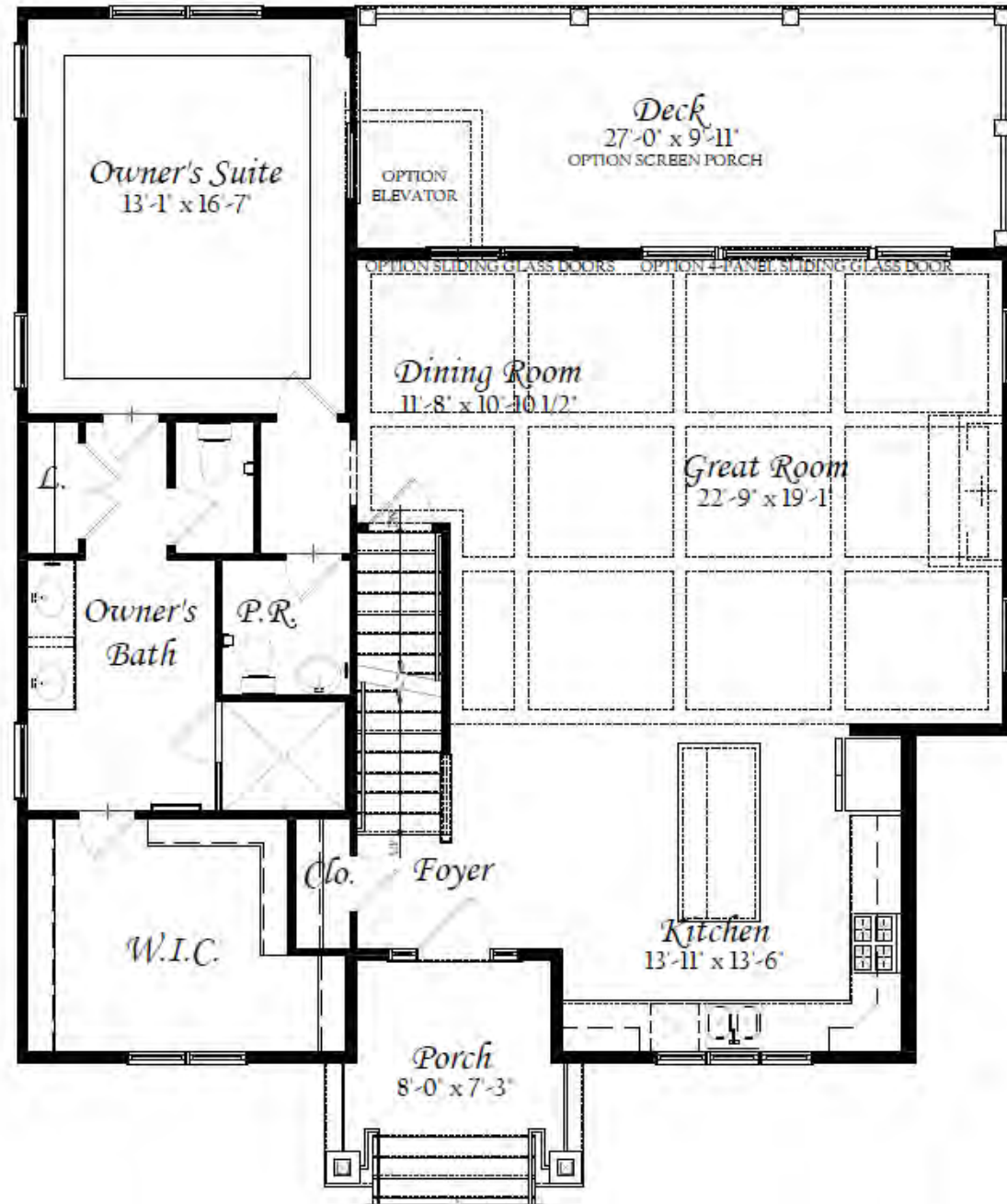
*atlantic east*

LEWES, DE

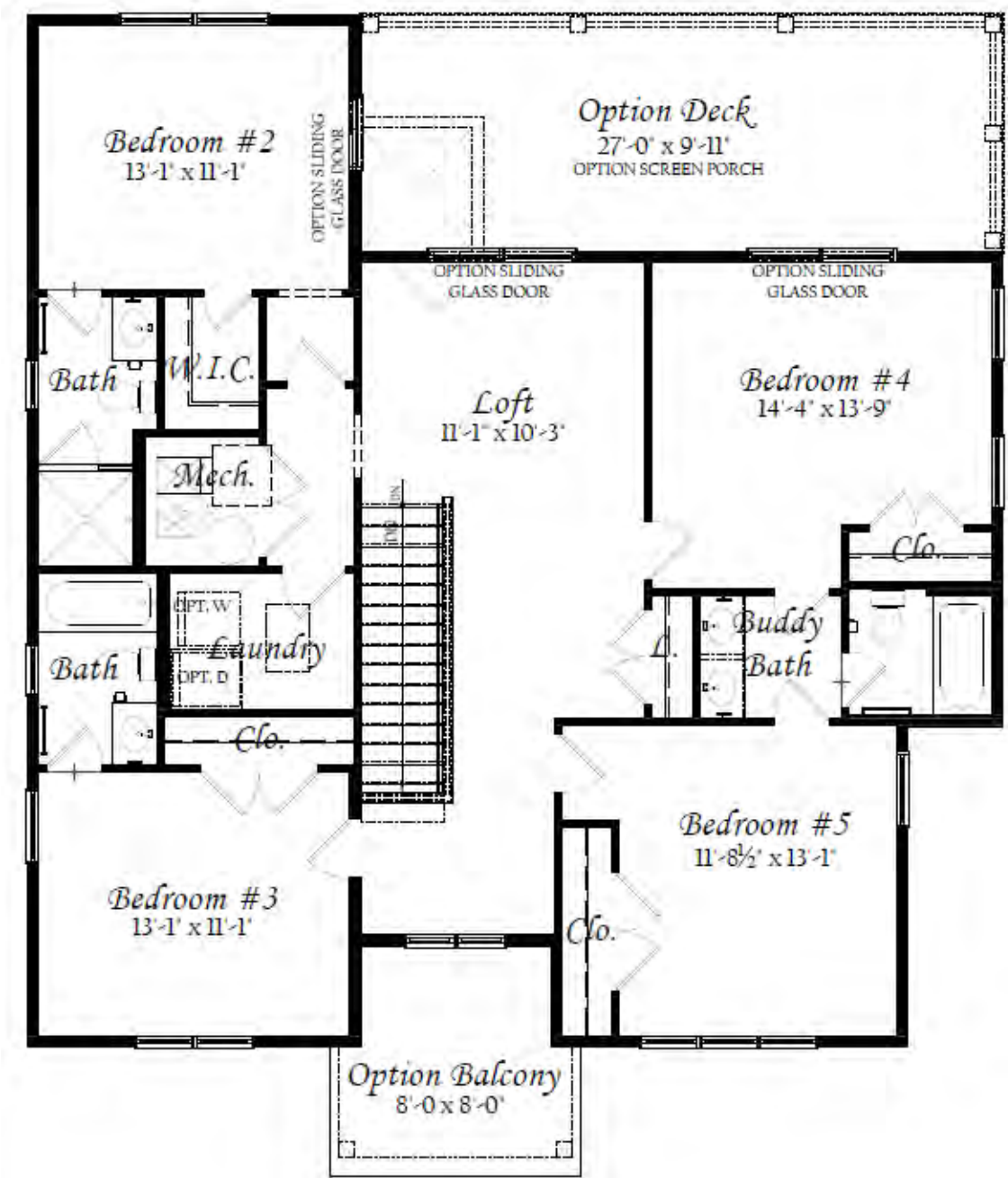
THE  
BAYBERRY FLOOR PLAN

THE  
BAYBERRY FLOOR PLAN

MAIN LEVEL



UPPER LEVEL



# AVAILABLE ELEVATIONS



ELEVATION B

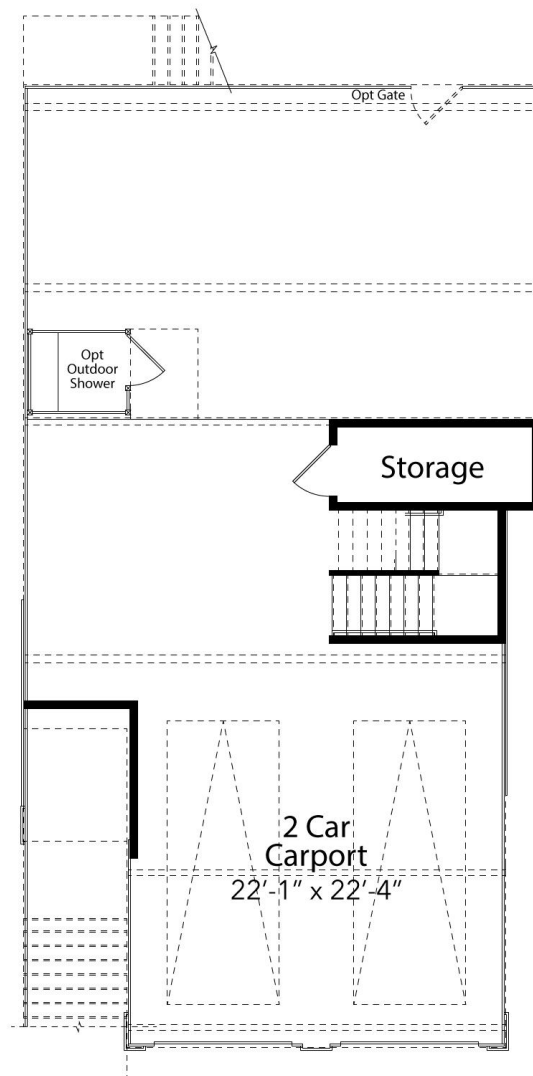


ELEVATION C

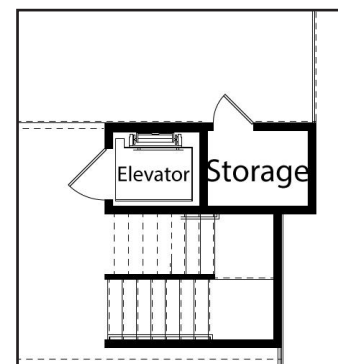
# THE DEWEY II

AN EVERGREENE COASTAL SERIES HOME

## STANDARD GROUND LEVEL



## OPTIONAL ELEVATOR

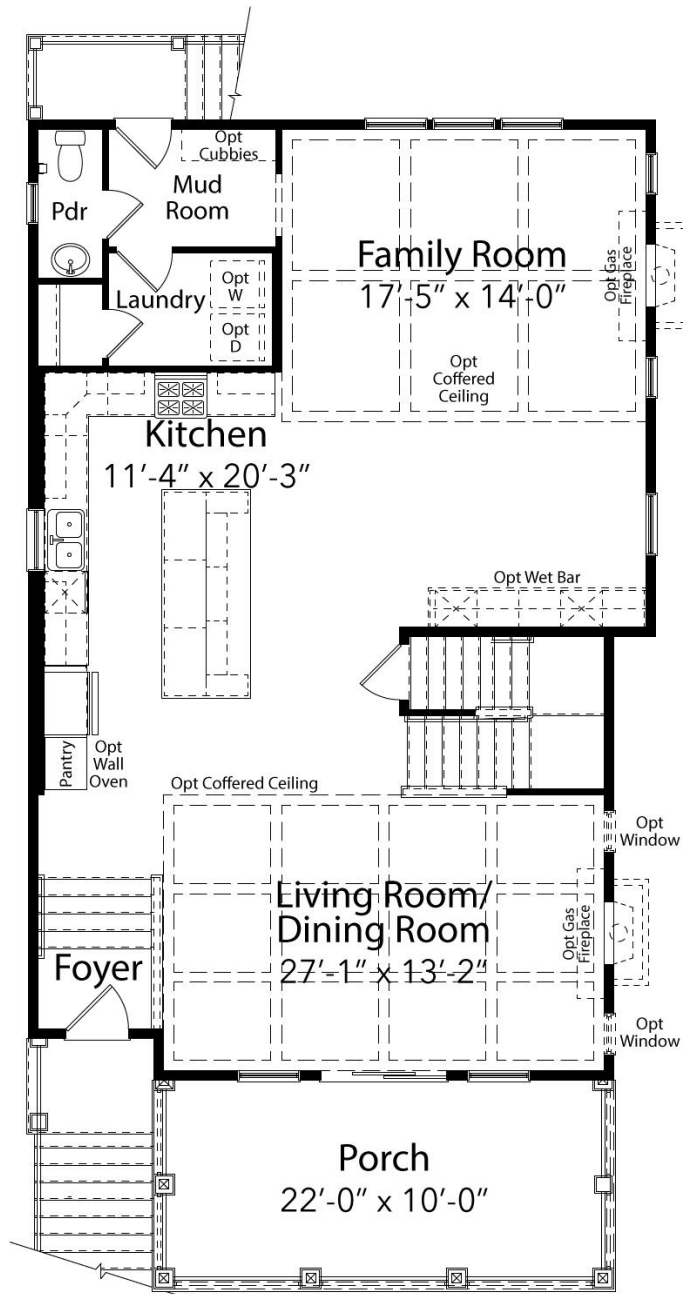


ELEVATION A

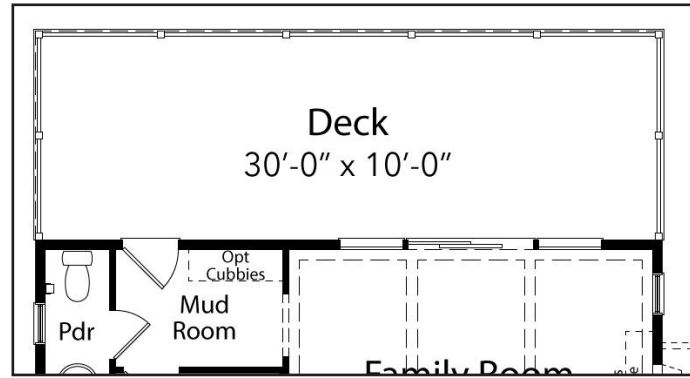


# THE DEWEY II FLOOR PLAN

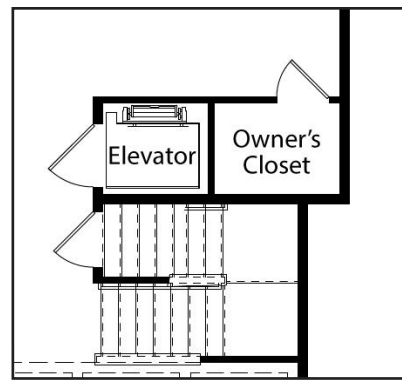
STANDARD MAIN LEVEL



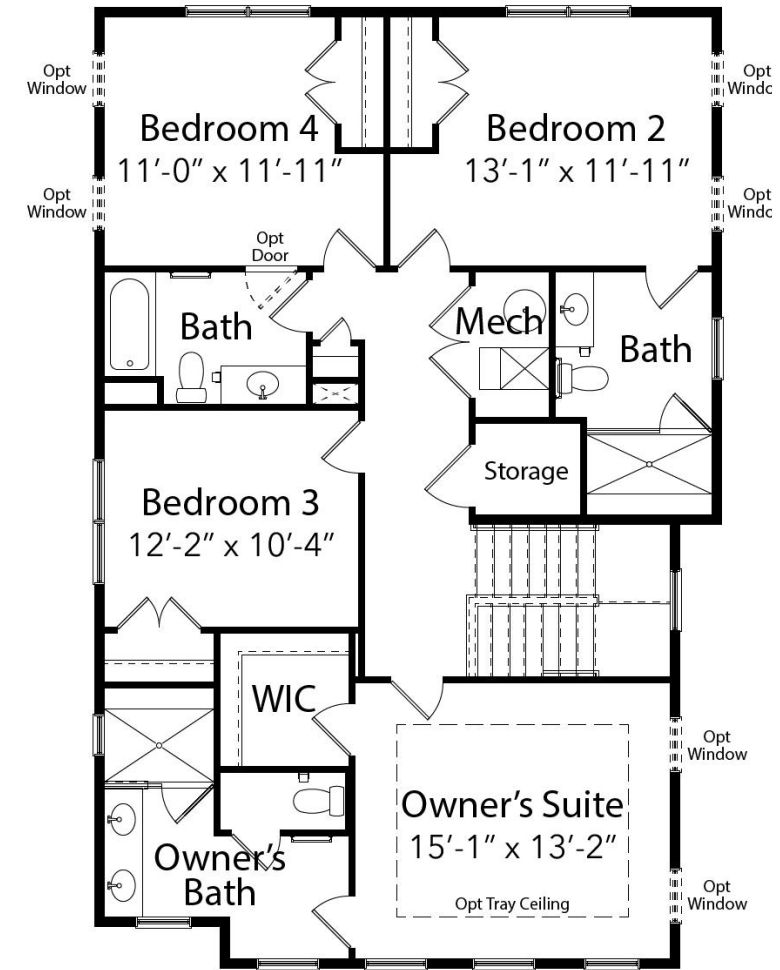
OPTIONAL REAR DECK



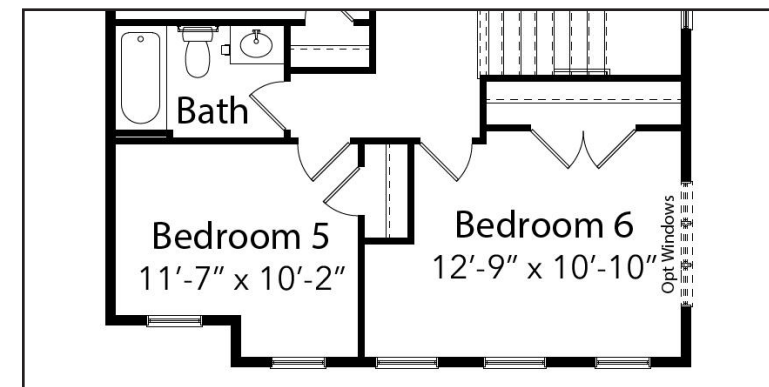
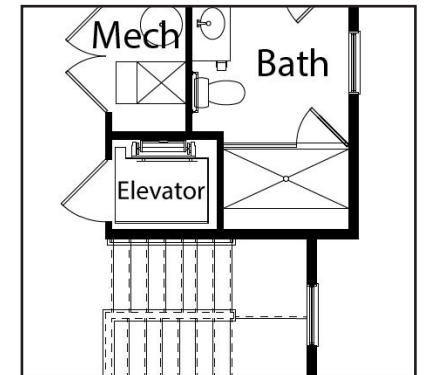
OPTIONAL ELEVATOR



STANDARD UPPER LEVEL



OPTIONAL ELEVATOR



OPTIONAL 5 BEDROOM LAYOUT

(NOTE: "BEDROOM 6" IS A ROOM LOCATION IN LIEU OF AN OWNER BEDROOM - NOT A 6TH BEDROOM)

# AVAILABLE ELEVATIONS

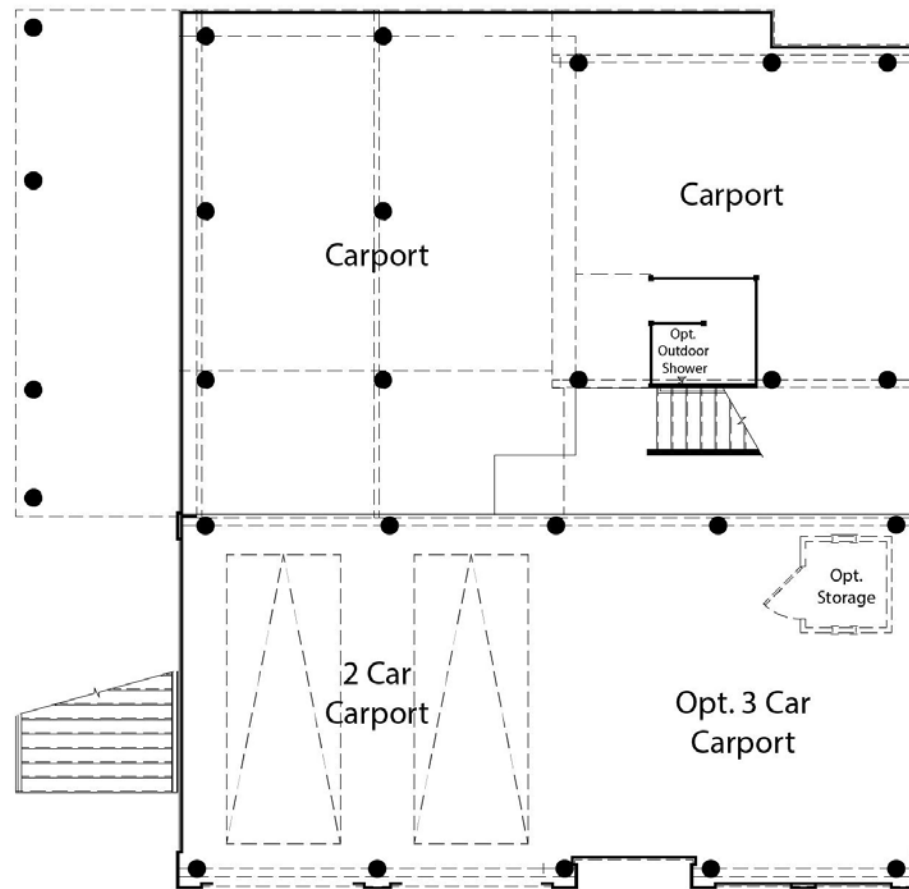


ELEVATION B *SHUTTERS OPTIONAL*



ELEVATION C *SHUTTERS OPTIONAL*

GROUND LEVEL



ELEVATION A *SHUTTERS OPTIONAL*

*atlantic east*

LEWES, DE

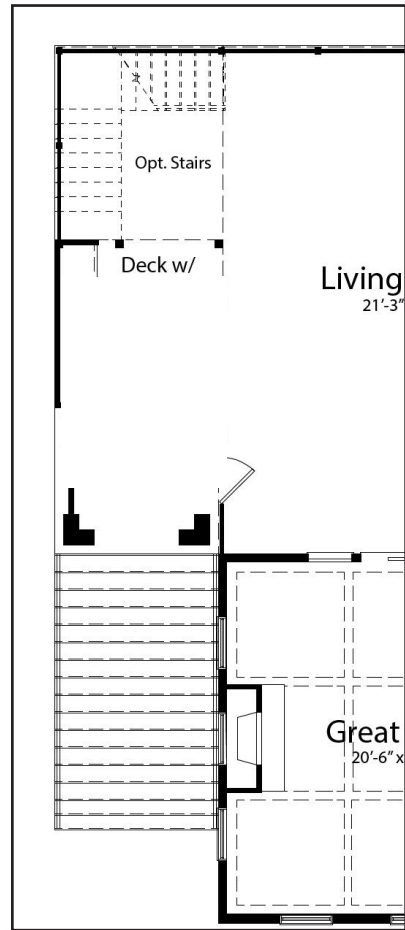
# THE SANDPIPER FLOOR PLAN

# THE SANDPIPER FLOOR PLAN

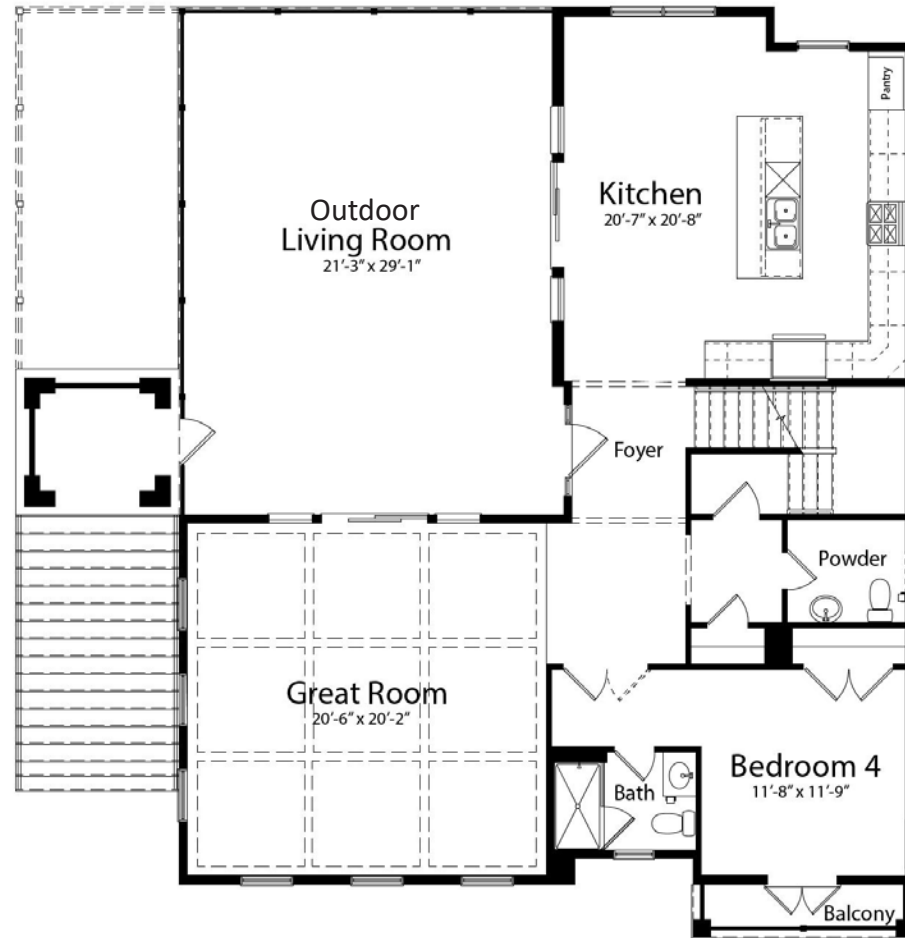
## MAIN LEVEL

## UPPER LEVEL

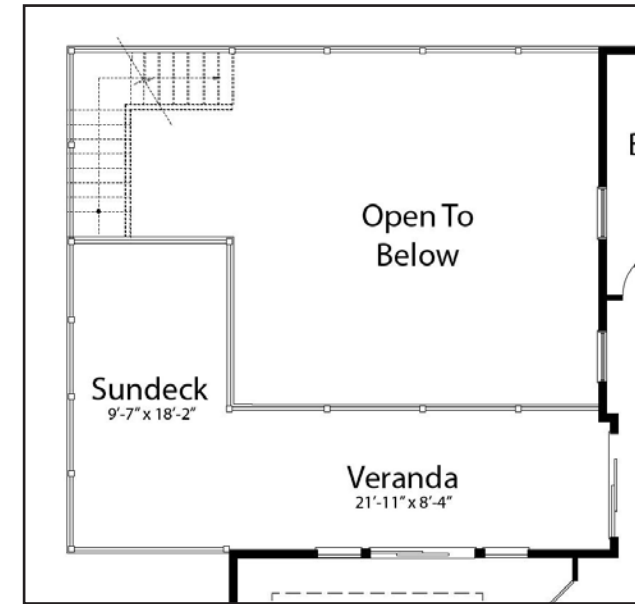
OPTIONAL EXTENDED DECK AND OPTIONAL STAIRS TO SUNDECK ABOVE



OPTIONAL FIREPLACE

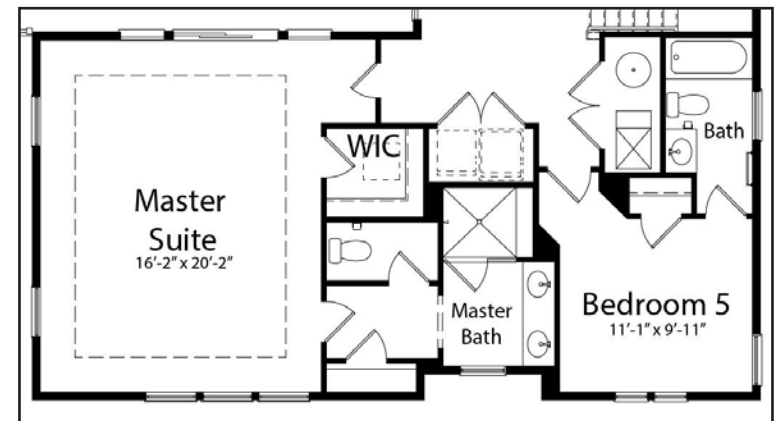
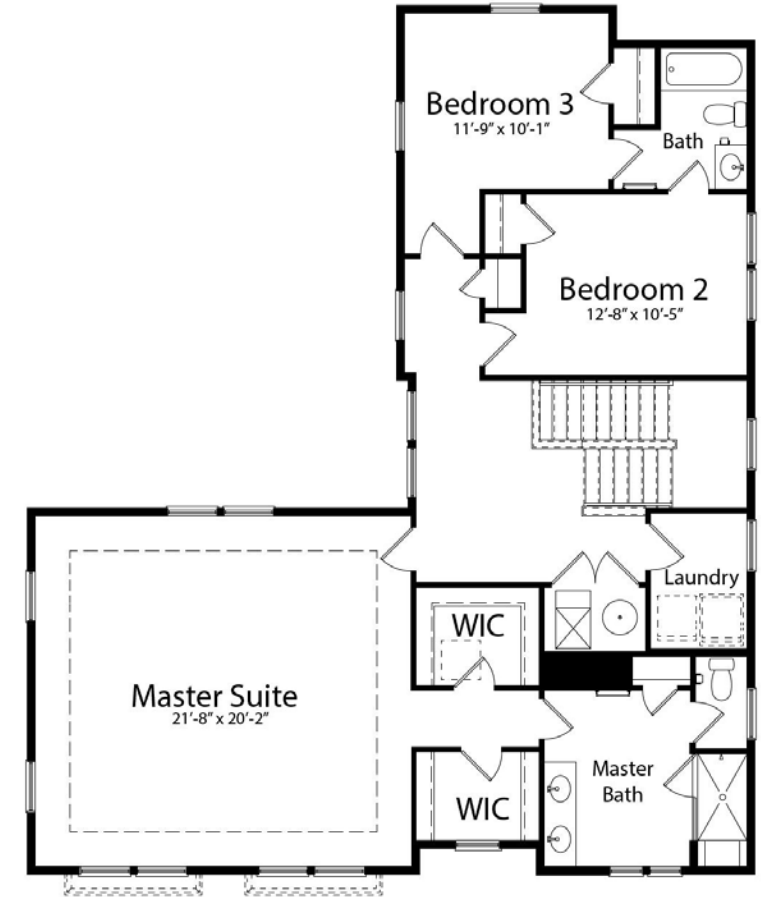


OPTIONAL ELEVATOR



OPT. VERANDA AND OPT. SUNDECK WITH OPT. STAIRS

OPTIONAL 5TH BEDROOM



# AVAILABLE ELEVATIONS

# THE OCEAN PINES

AN EVERGREENE COASTAL SERIES HOME



ELEVATION A *(shown on cover)*



ELEVATION B



ELEVATION C



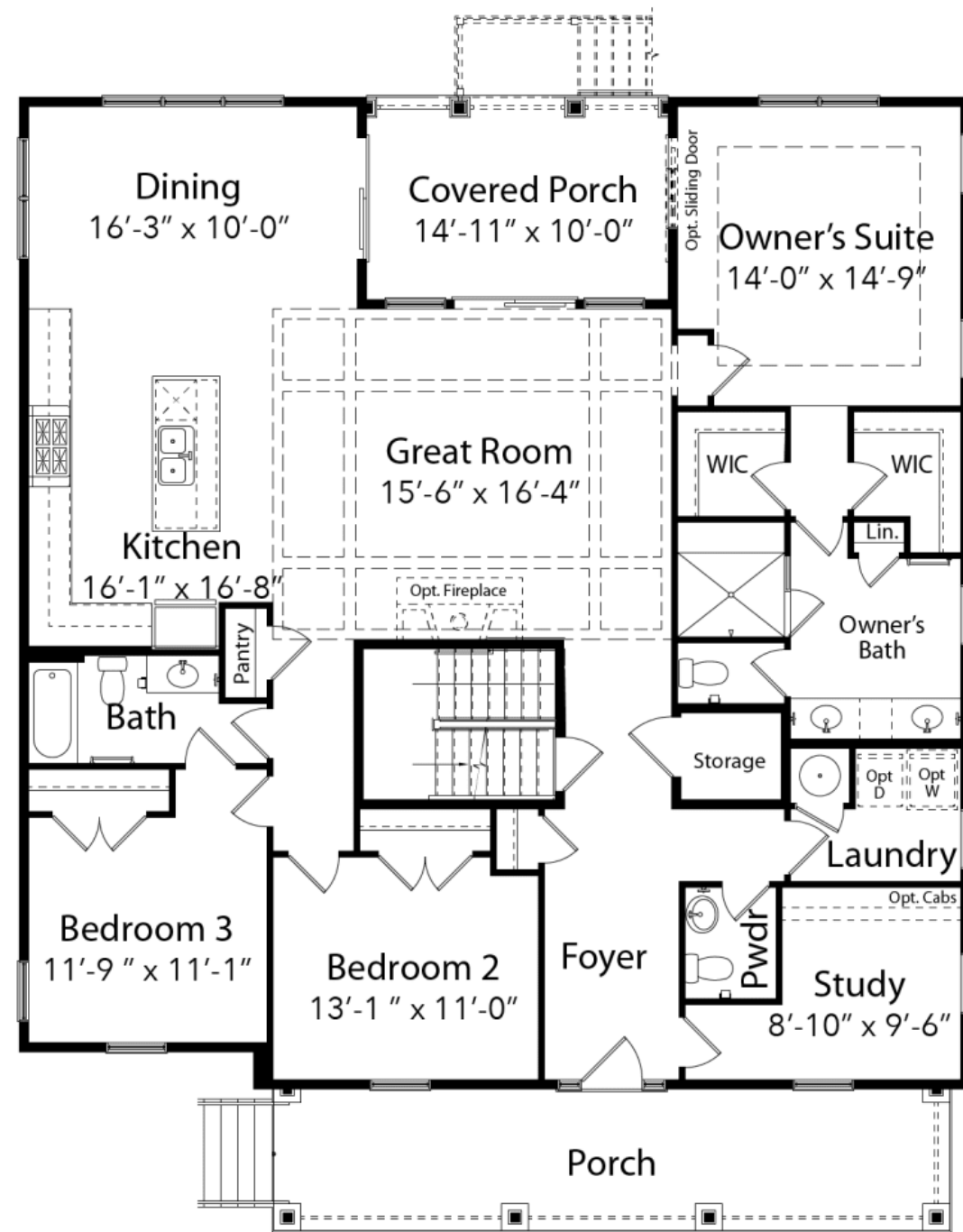
*atlantic east*

LEWES, DE

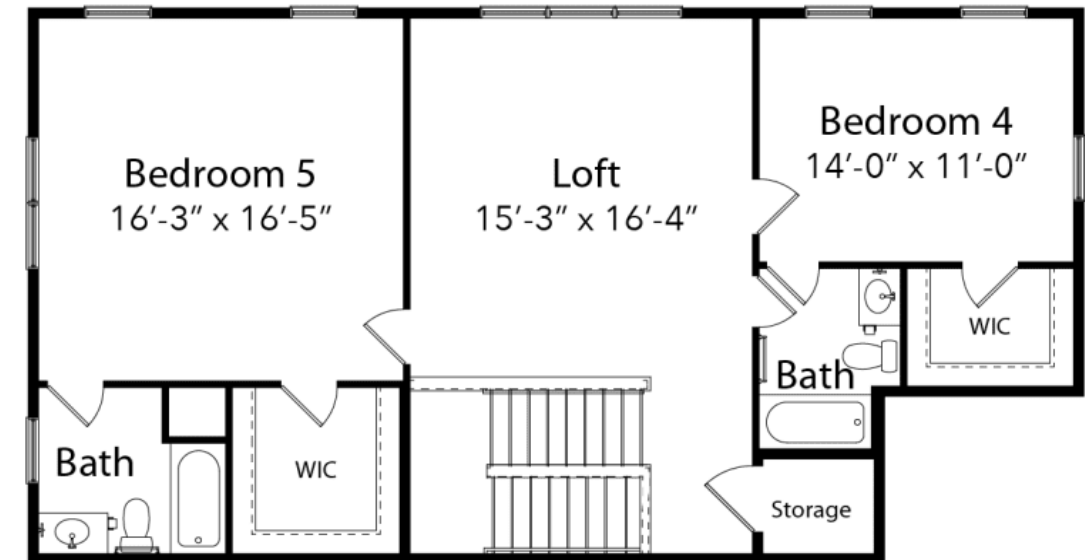
THE  
**OCEAN PINES FLOOR PLAN**

THE  
**OCEAN PINES FLOOR PLAN**

MAIN LEVEL



UPPER LEVEL





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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