

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 \$669,900



DEWEY II 2,652 SF
STARTING AT \$719,900



CAMPBELL 2,730 SF
STARTING AT \$739,900



BAYBERRY 2,850 SF
STARTING AT \$749,900



SANDPIPER 2,898 SF
STARTING AT \$752,900

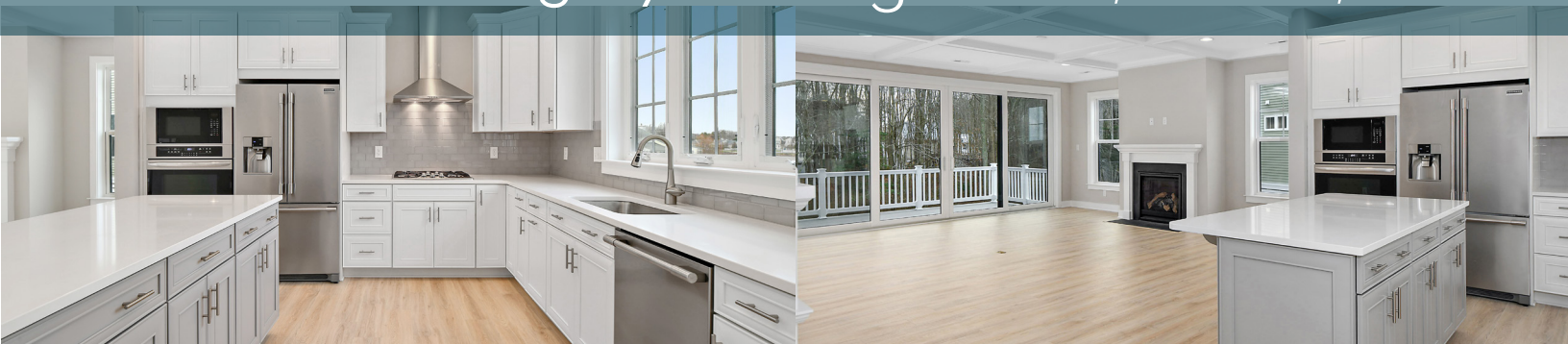


OCEAN PINES 3,239 SF
STARTING AT \$792,900

Signature BY Evergreene



Atlantic East: 36176 Cordgrass Dr, Lewes, DE



5 bedrooms, 4.5 Bathrooms, 2,904 SF

Stunning Upgraded Features, Community Bay Views, Quick Delivery
(Elevator Included)

\$899,900

MyEvergreeneHome.com

1.855.54.BEACH

Sales@EvergreeneHomes.com

08/07/24EH

MHBR NO. 6243



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EVERGREENE HOMES PROUDLY PRESENTS ATLANTIC EAST, WHERE LUXURY MEETS COASTAL LIVING.

Introducing Lot 10, a stunning Bayberry home with exceptional upgrades. This quick delivery property is situated in a prime location, allowing residents to enjoy all the exclusive community amenities. Experience luxury living at its finest in this meticulously designed and conveniently located home.

UPGRADED FEATURES:

Immerse yourself in this beautiful home in the serene costal woodland atmosphere. Relax during off-seasons, surrounding the elegant fireplace and looking out onto the extended deck. This open concept floor plan has upgraded selections that have been meticulously crafted to ensure quality. The elevator adds a touch of luxury and efficiency to this exceptional property.

OUTDOOR OASIS:

Experience the eptimoe of outdoor-indoor living with the Bayberry floor plan. The extended deck is perfectly placed right off the living area to add dimension as well as the addition of natural light that flows into the home. Smell the salty air from all of the optional outdoor additions. Embrace the seamless transition between indoor comfort and outdoor serenity at lot 10.

QUALITY DELUXE KITCHEN:

Lot 10 offers an incredible deluxe kitchen with top-notch selections that will elevate your culinary experience. The abundance of cabinet space provides ample storage for all your kitchen essentials. The high-end quartz countertops serve as the centerpiece of the kitchen, perfect for hosting gatherings and preparing meals with ease. Strategically placed to allow you to partake in all the fun and conversations, this kitchen is designed for both functionality and socializing, ensuring a seamless and enjoyable cooking experience.

Contact us today to schedule a private tour of the Bayberry Floor Plan and experience the epitome of luxury living in Delaware. Your forever home awaits.



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 Certainteed 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

- 8-Foot Craftsman Doors Throughout the First Floor
- 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
- Framed Mirrors in all Bathrooms
- 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
- Handset Ceramic Wall Tiles to the Ceilings in all Bathrooms
- 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

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



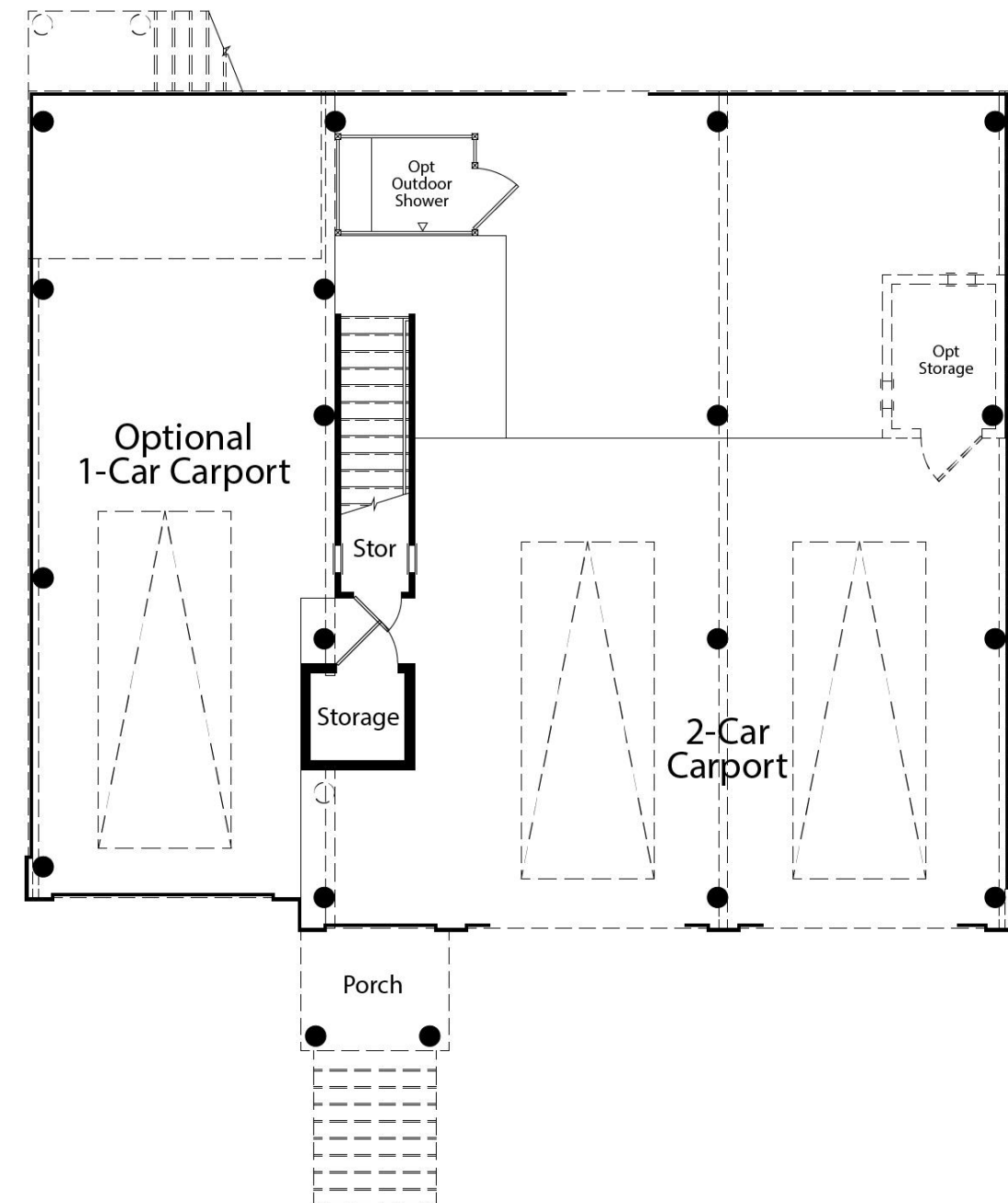
THE TURNSTONE FLOOR PLAN

THE TURNSTONE FLOOR PLAN

MAIN LEVEL

GROUND LEVEL

OPTIONAL EXTENDED COVERED PORCH & OPTIONAL DECK



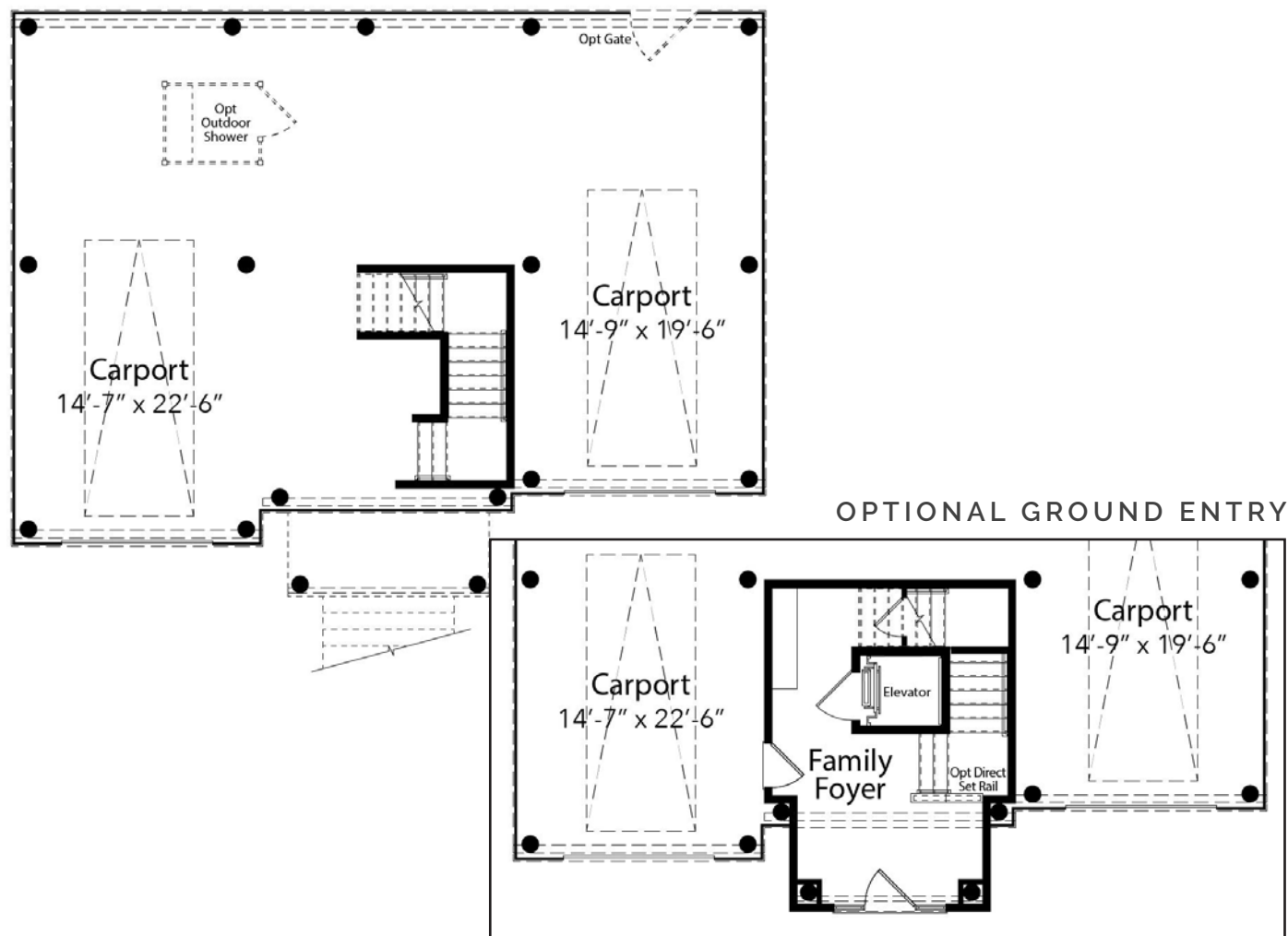


ELEVATION B



ELEVATION C

GROUND LEVEL



OPTIONAL GROUND ENTRY



ELEVATION A

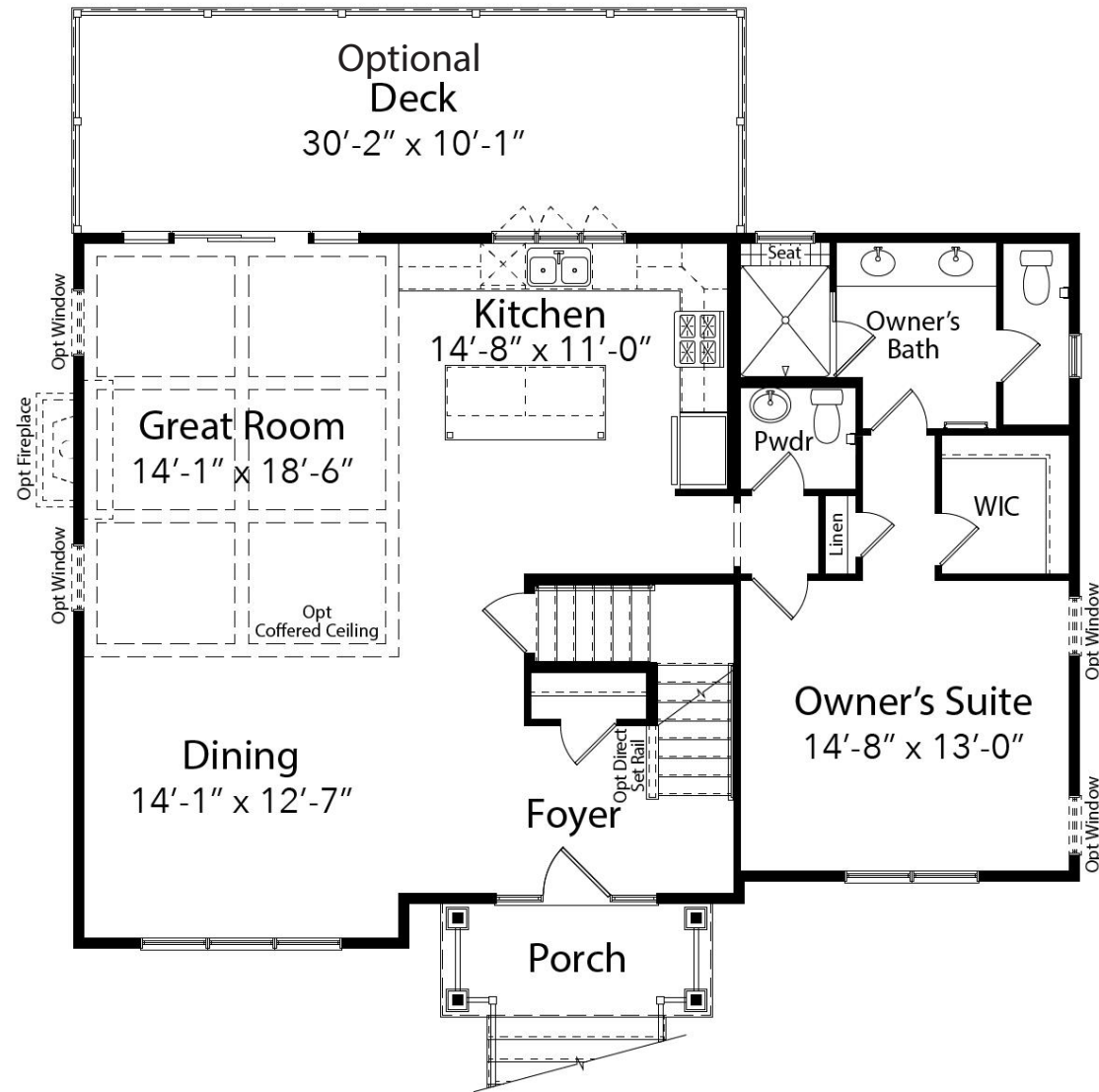
THE CAMPBELL

AN EVERGREENE COASTAL SERIES HOME



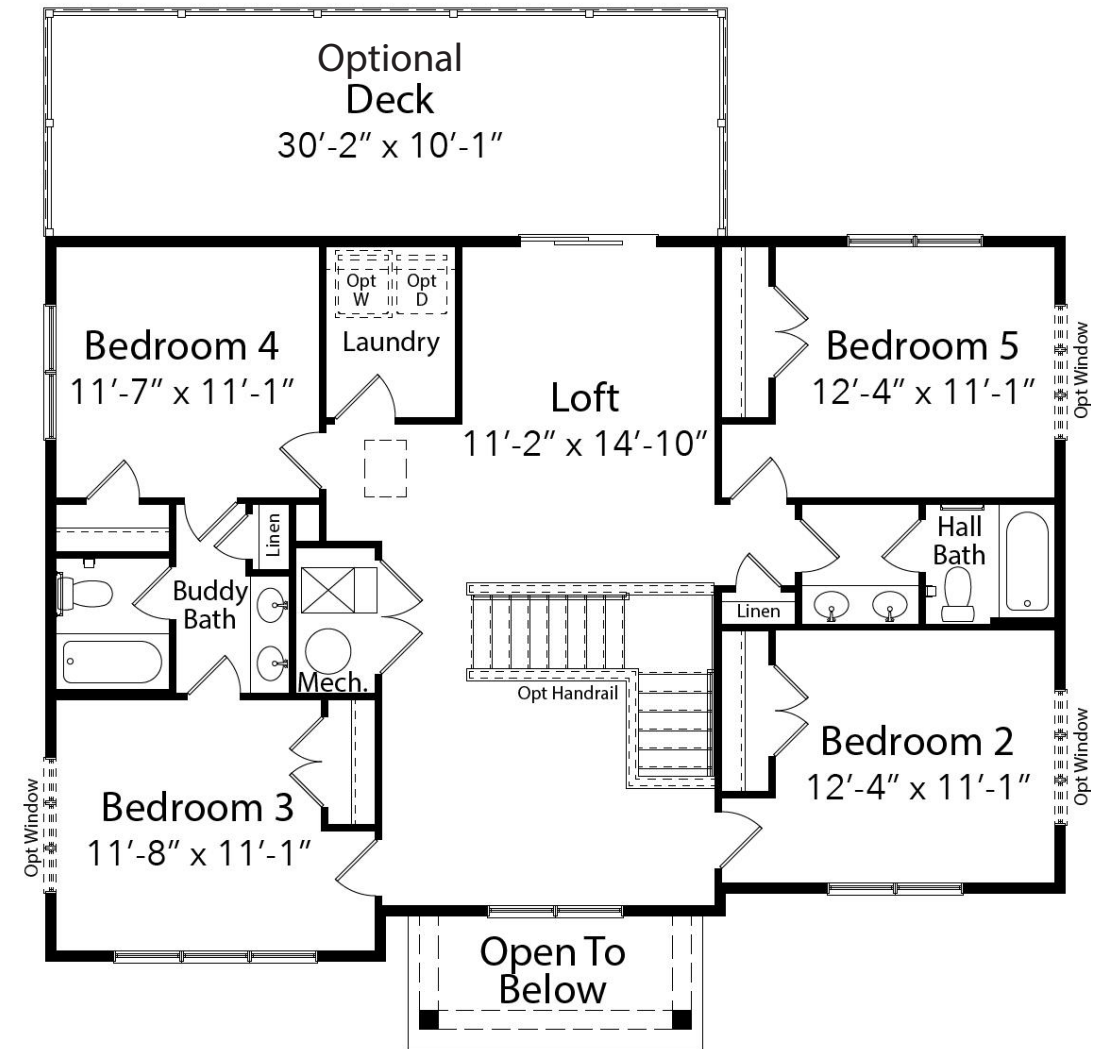
THE
CAMPBELL FLOOR PLAN

MAIN LEVEL

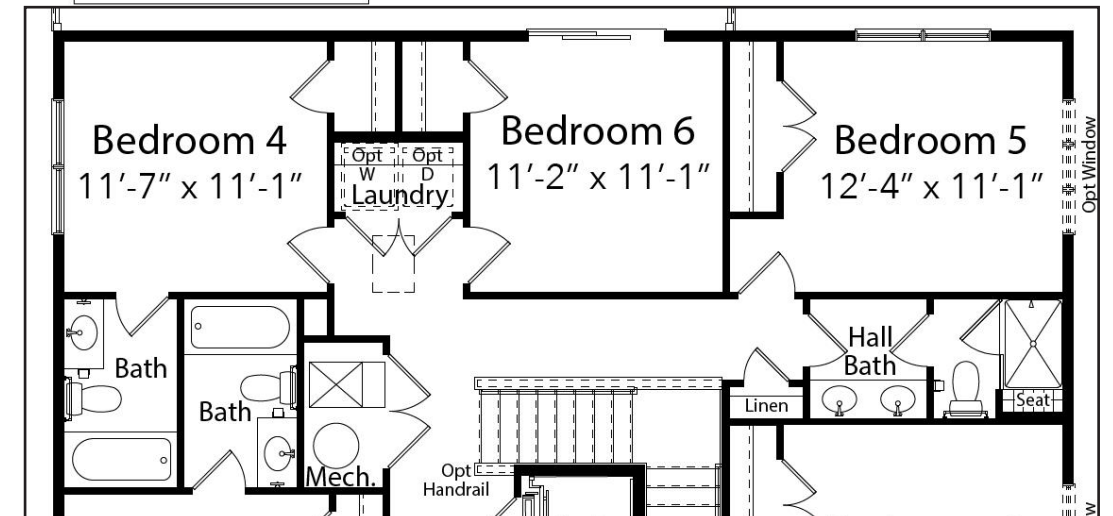


THE
CAMPBELL FLOOR PLAN

UPPER LEVEL



OPTIONAL
6TH BEDROOM
LAYOUT



AVAILABLE ELEVATIONS

THE BAYBERRY

AN EVERGREENE COASTAL SERIES HOME



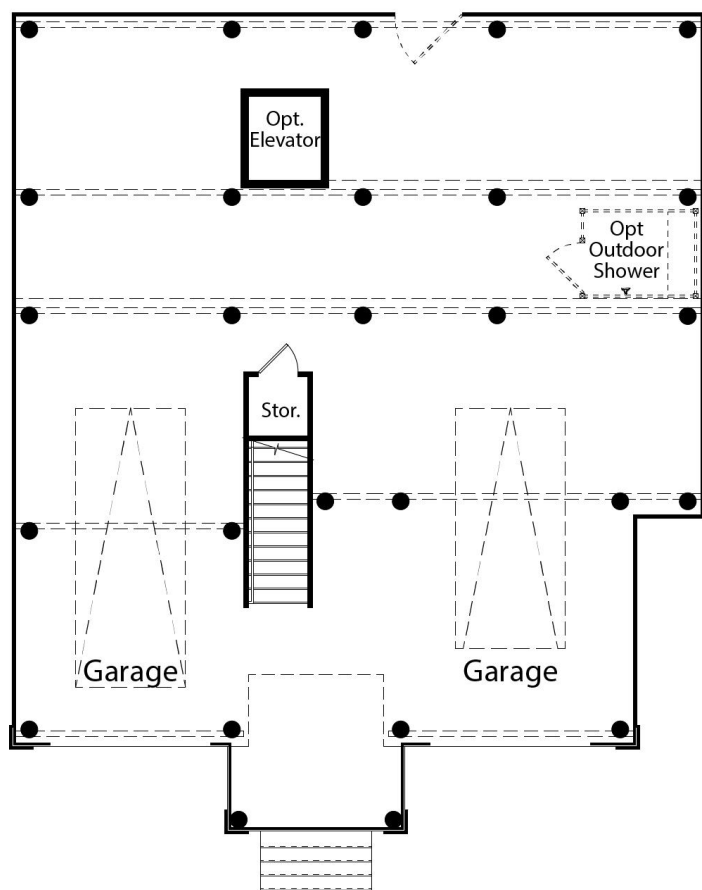
ELEVATION A
(GROUND FLOOR ENTRY)

ELEVATION A

ELEVATION B

ELEVATION C

GROUND LEVEL



ELEVATION A

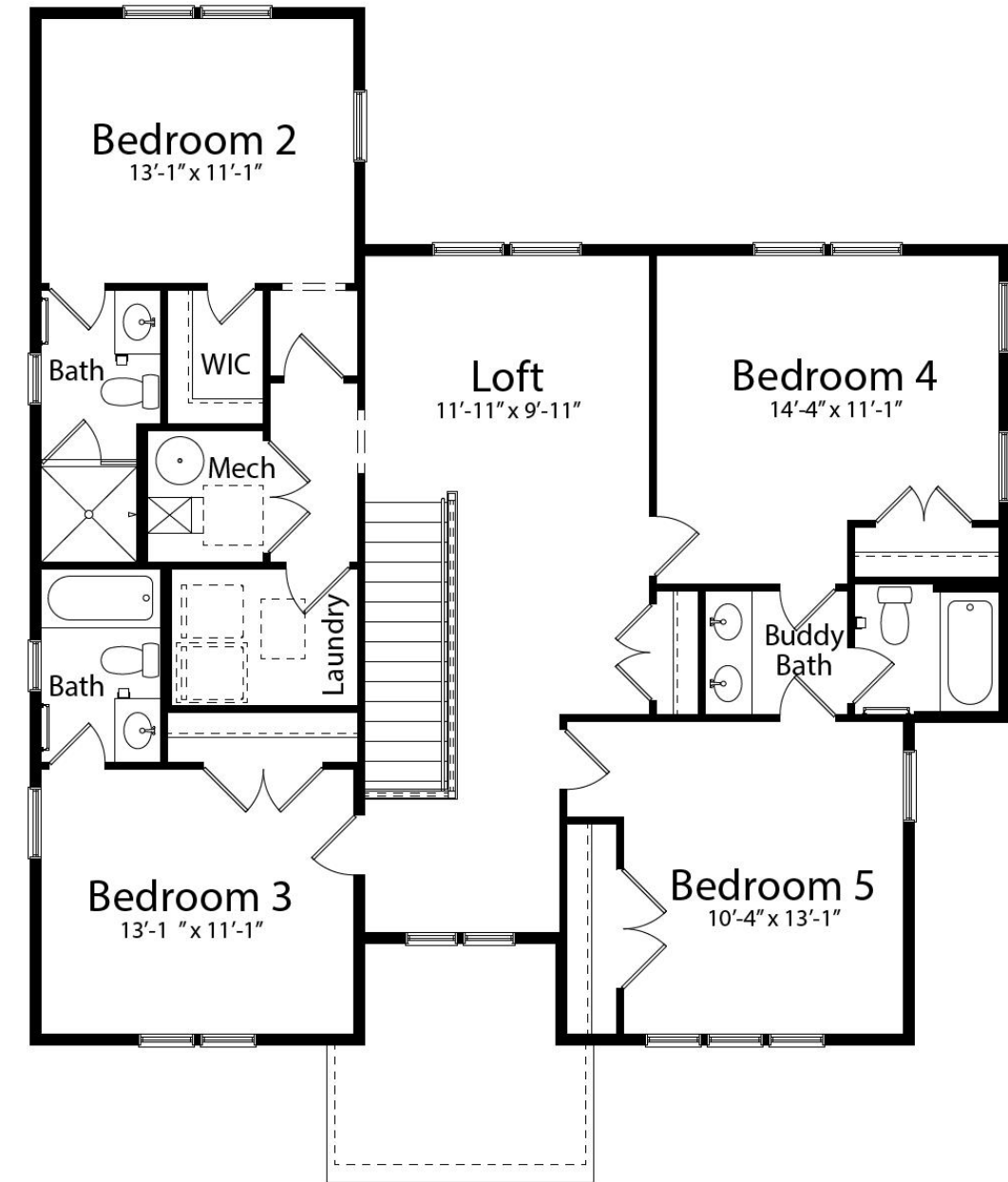
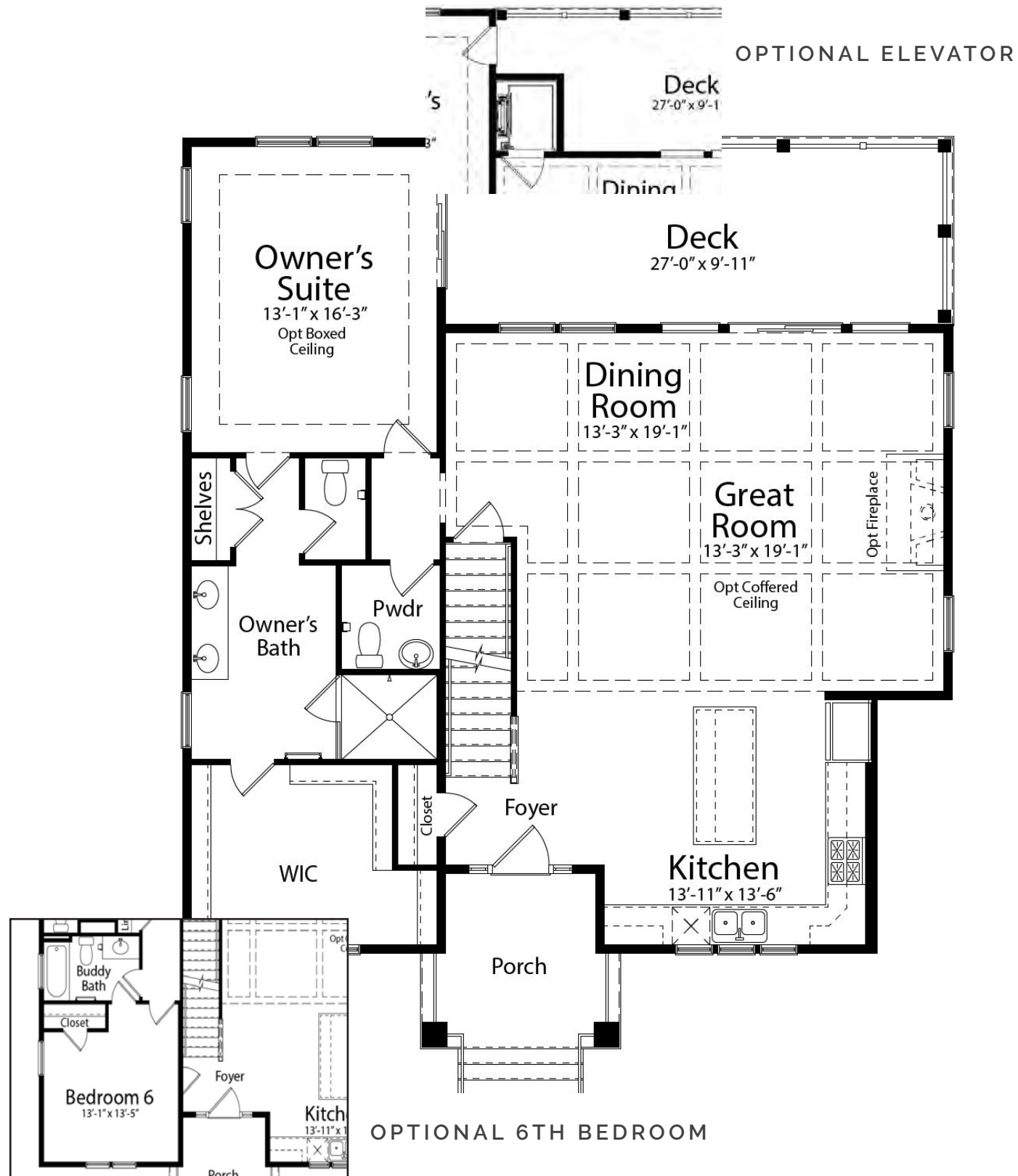


THE
BAYBERRY FLOOR PLAN

THE
BAYBERRY FLOOR PLAN

MAIN LEVEL

UPPER LEVEL



AVAILABLE ELEVATIONS



ELEVATION B



ELEVATION C



ELEVATION D

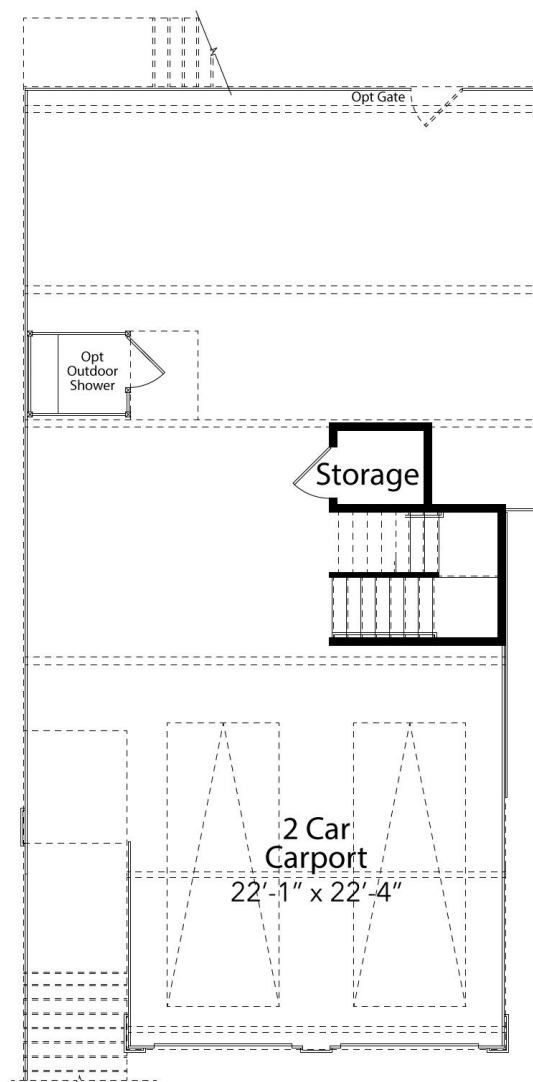
THE DEWEY II

AN EVERGREENE COASTAL SERIES HOME

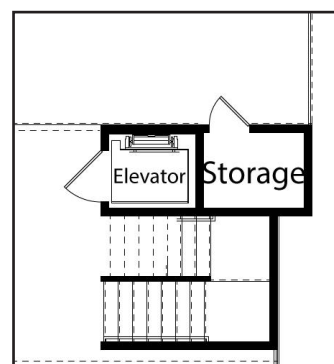


ELEVATION A

STANDARD GROUND LEVEL

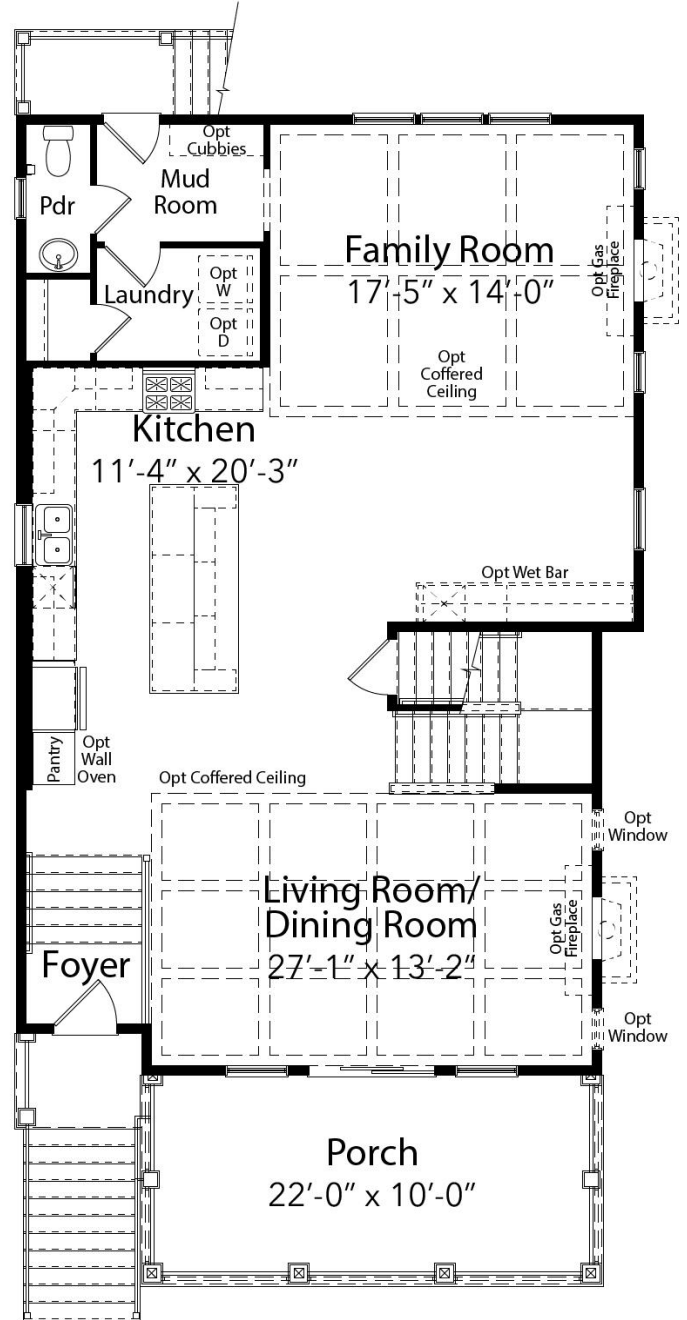


OPTIONAL ELEVATOR

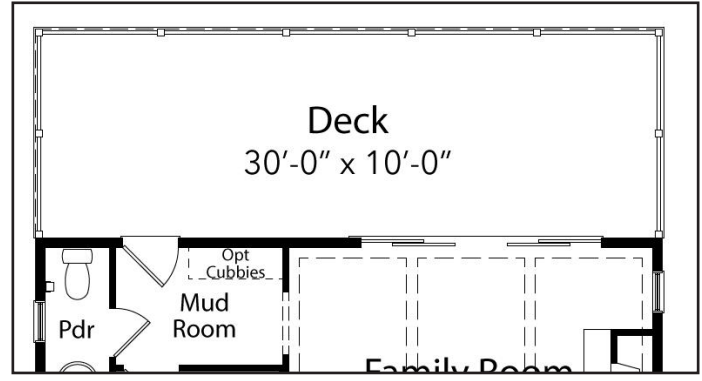


THE DEWEY II FLOOR PLAN

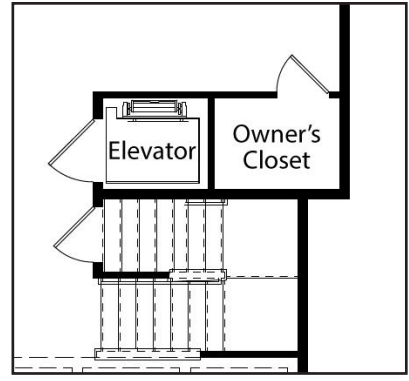
STANDARD MAIN LEVEL



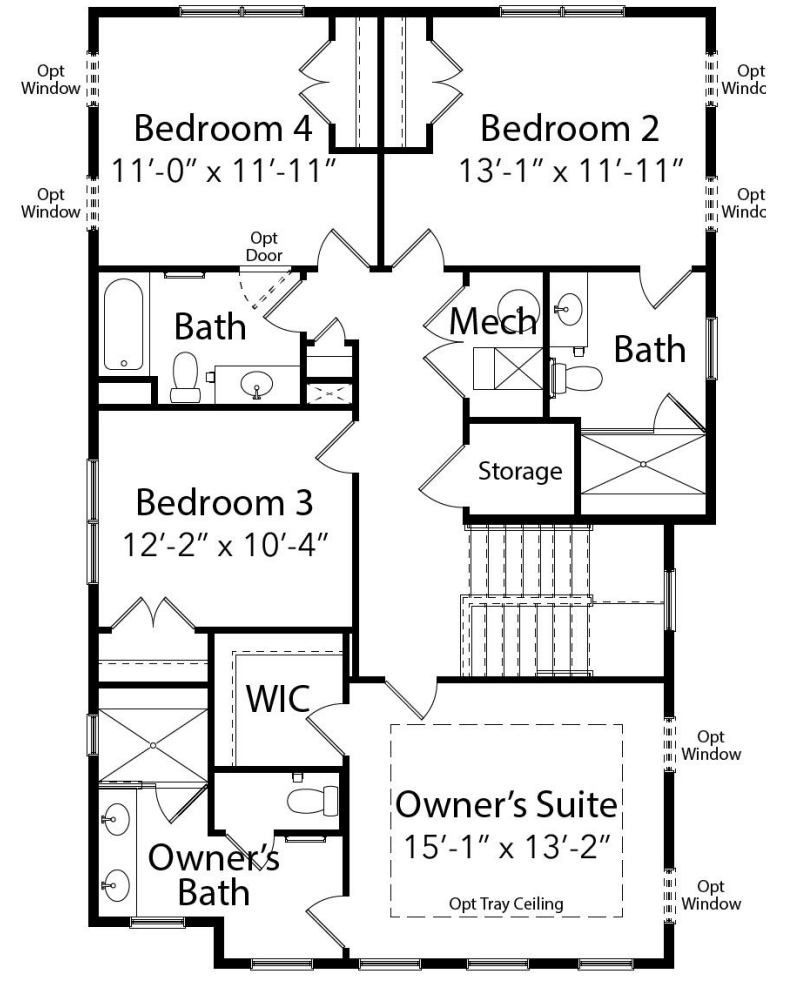
OPTIONAL 10' REAR DECK



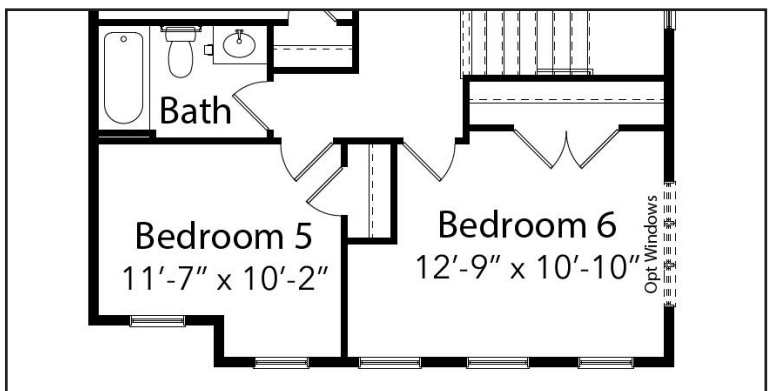
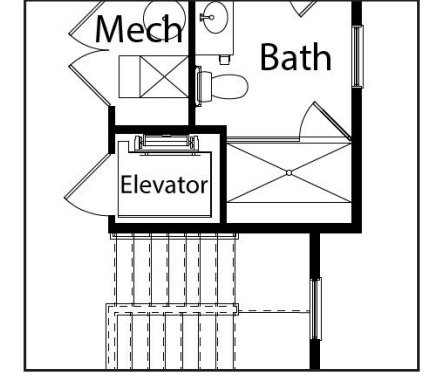
OPTIONAL ELEVATOR



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

THE SANDPIPER

AN EVERGREENE COASTAL SERIES HOME



ELEVATION B *SHUTTERS OPTIONAL*

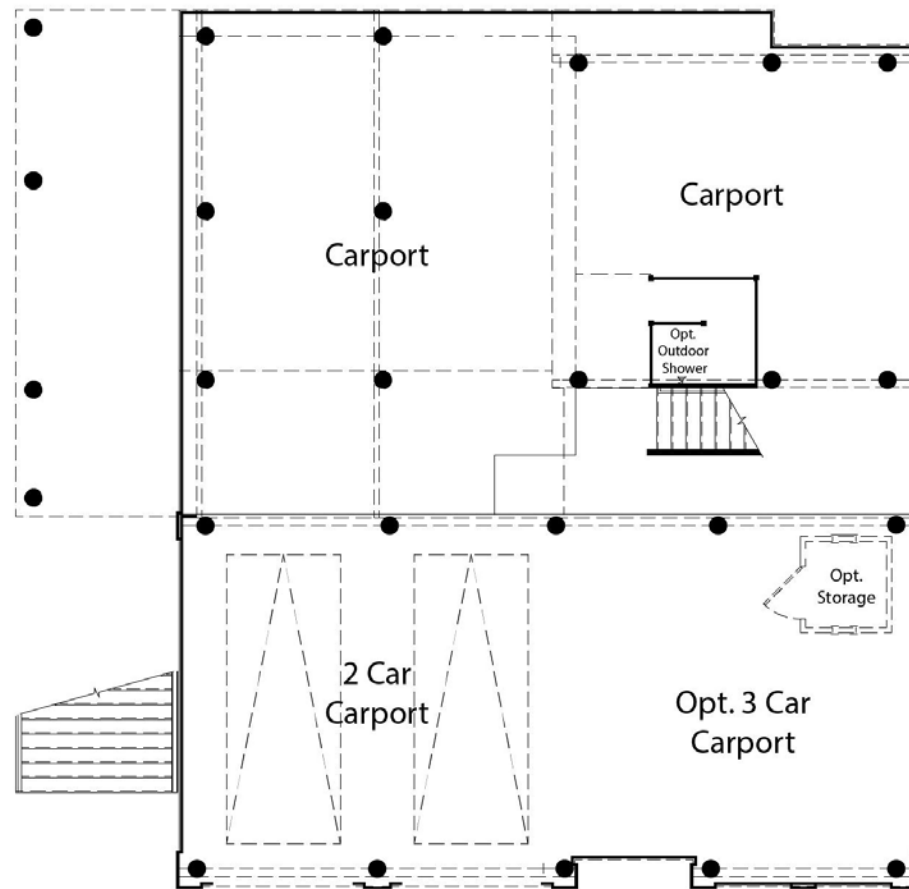


ELEVATION C *SHUTTERS OPTIONAL*



ELEVATION A *SHUTTERS OPTIONAL*

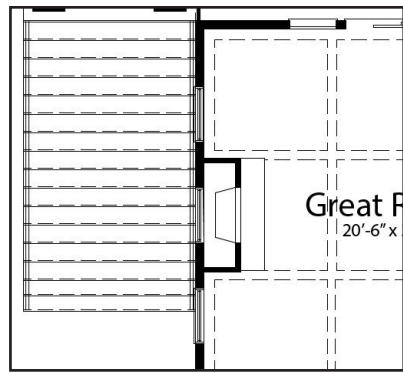
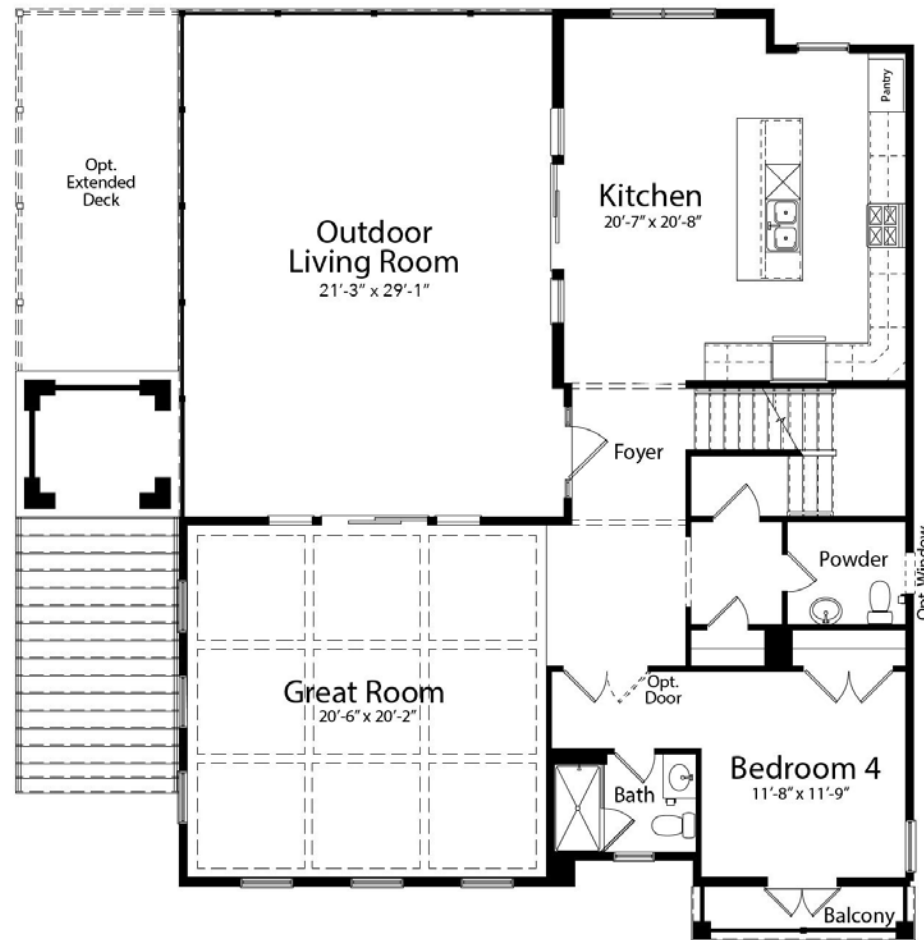
GROUND LEVEL



THE SANDPIPER FLOOR PLAN

THE SANDPIPER FLOOR PLAN

MAIN LEVEL



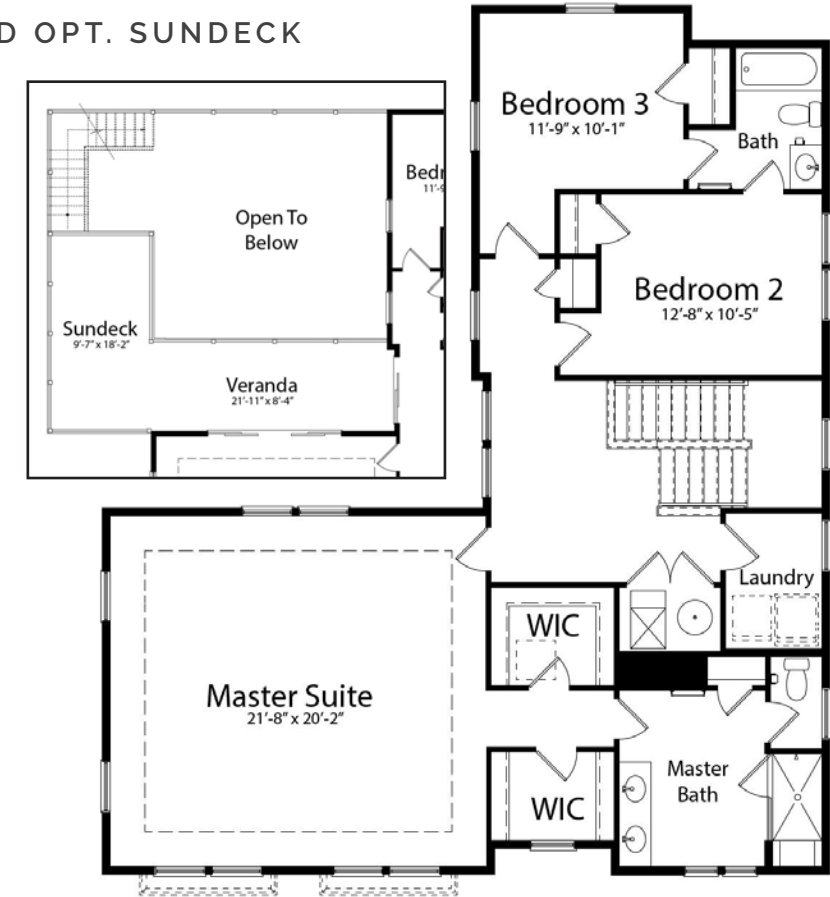
OPTIONAL FIREPLACE

OPTIONAL ELEVATOR

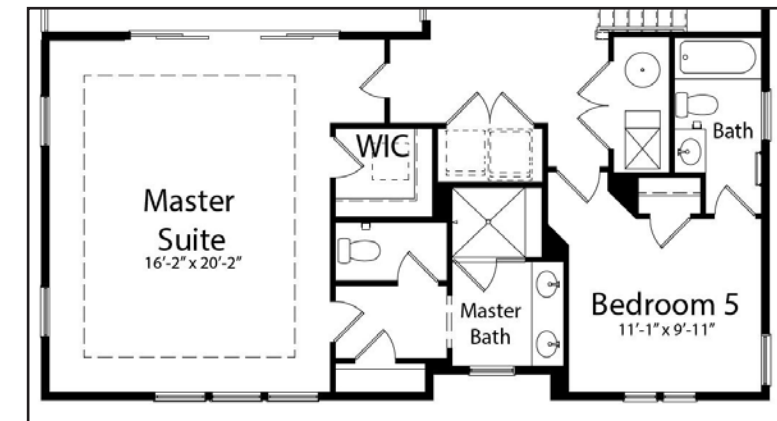


UPPER LEVEL

OPT. VERANDA AND OPT. SUNDECK WITH OPT. STAIRS



OPTIONAL 5TH BEDROOM



AVAILABLE ELEVATIONS

THE OCEAN PINES

AN EVERGREENE COASTAL SERIES HOME

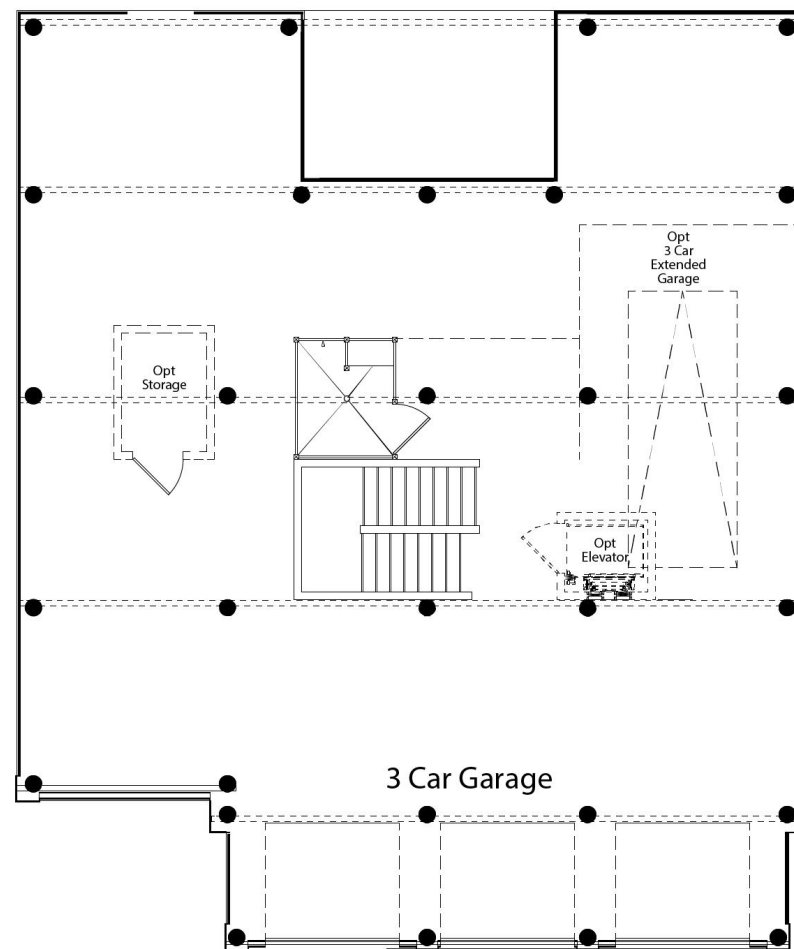


ELEVATION B



ELEVATION C

GROUND LEVEL



ELEVATION A

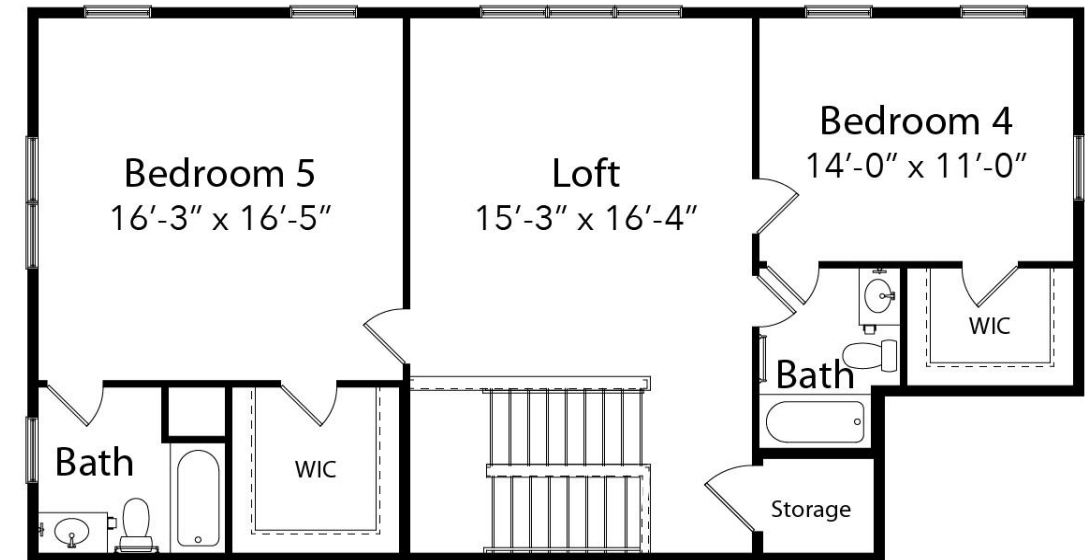
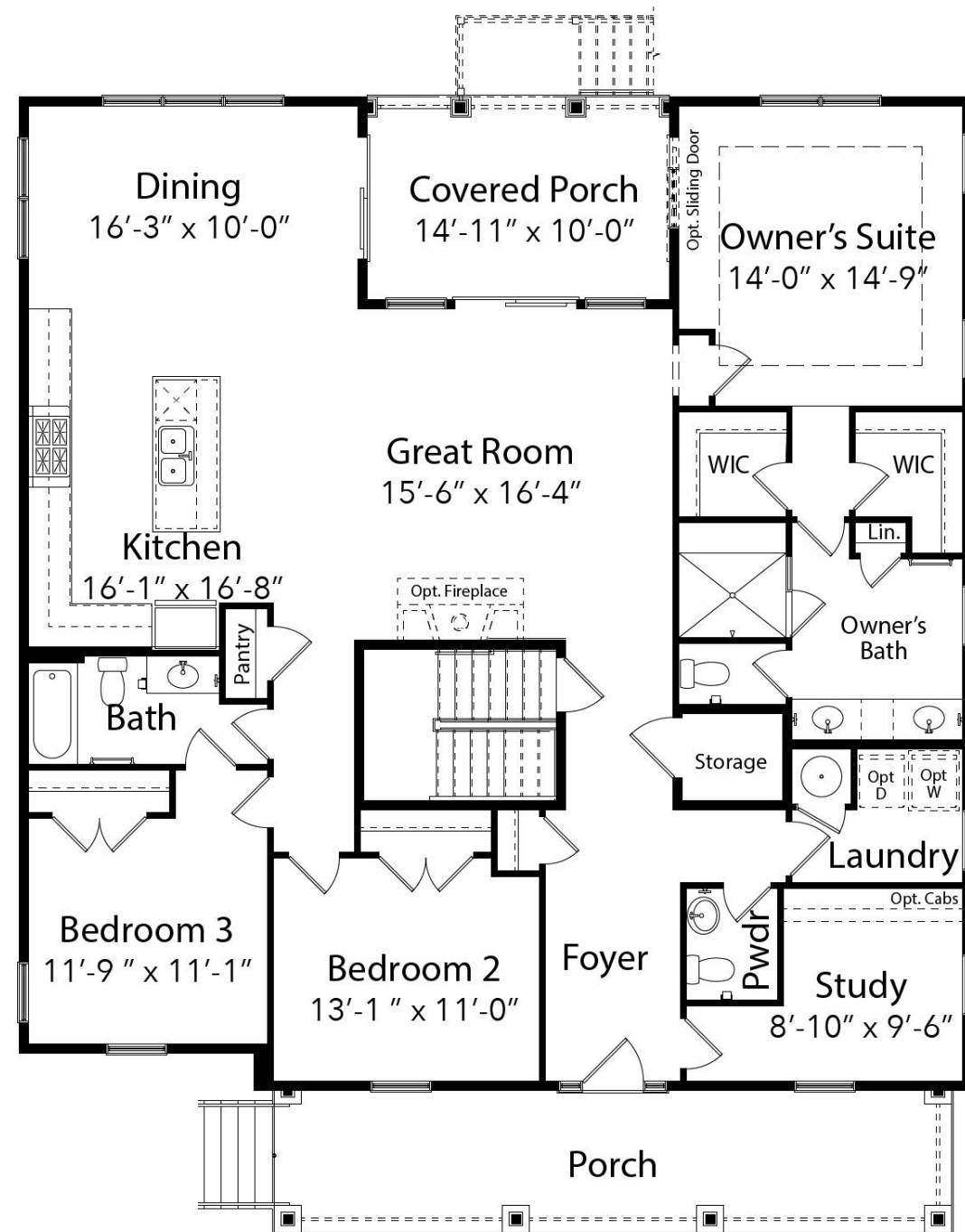


THE
OCEAN PINES FLOOR PLAN

THE
OCEAN PINES FLOOR PLAN

MAIN LEVEL

UPPER LEVEL





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.

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

SETTLEMENT AGENCY



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



Marissa Terrebonne
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Wells Fargo Home Mortgage
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