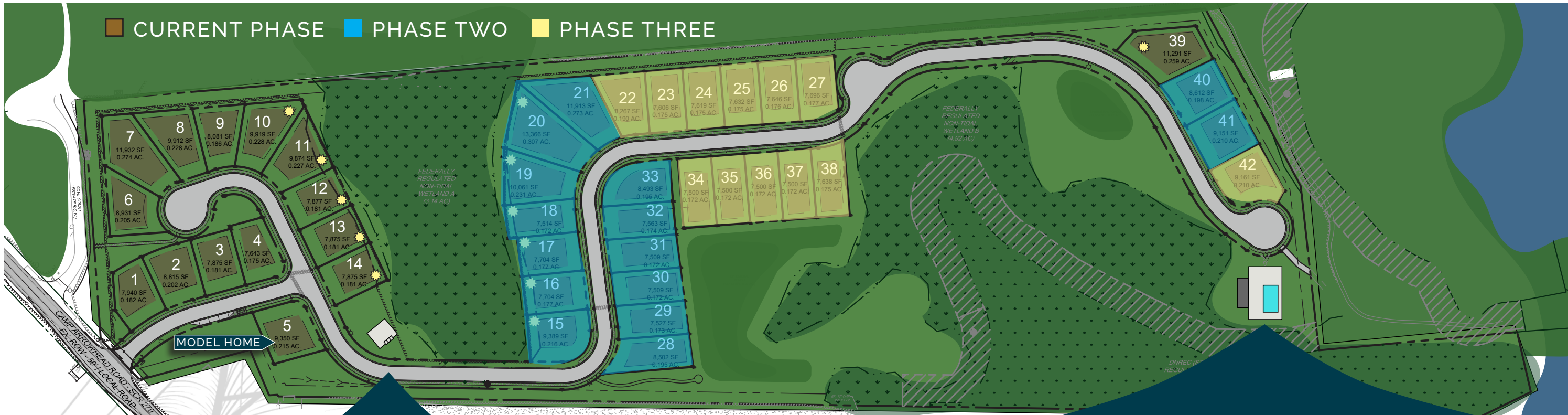


COMMUNITY SITE PLAN



WELCOME THOSE COOLER MONTHS AT ATLANTIC EAST WITH THE COMMUNITY'S **COZY OUTDOOR FIREPLACE AND SEATING AREA!**

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



CAMPBELL 2,730 SF
STARTING AT \$754,900



MALLARD 2,632 SF
STARTING AT \$759,900



BAYBERRY 2,850 SF
STARTING AT \$769,900



SANDPIPER 2,898 SF
STARTING AT \$774,900



MAGNOLIA 3,173 SF
STARTING AT \$819,900



OCEAN PINES 3,239 SF
STARTING AT \$829,900

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
- 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
- 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

\$1,000 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 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 Place 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.

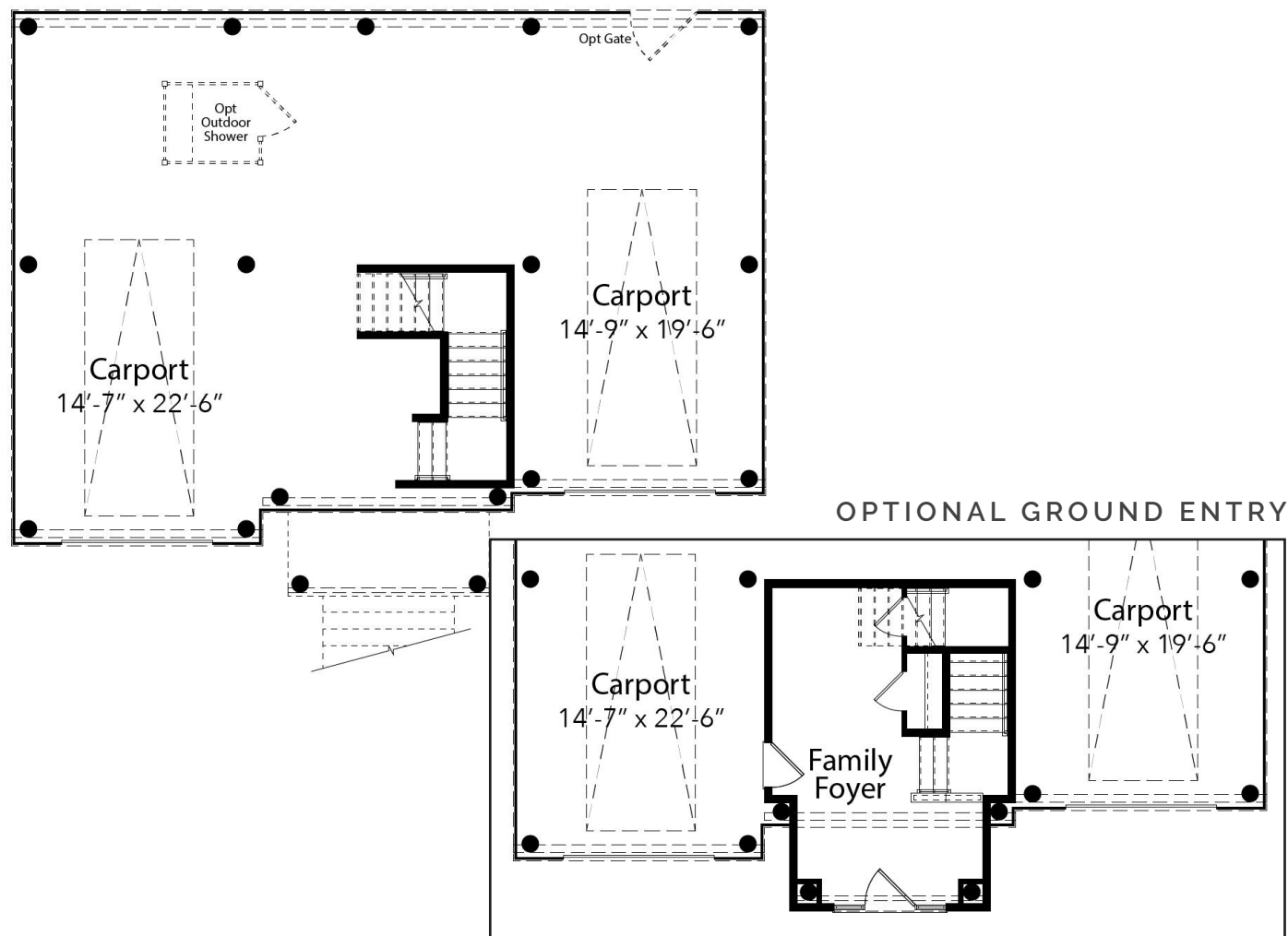


ELEVATION B



ELEVATION C

GROUND LEVEL



ELEVATION A

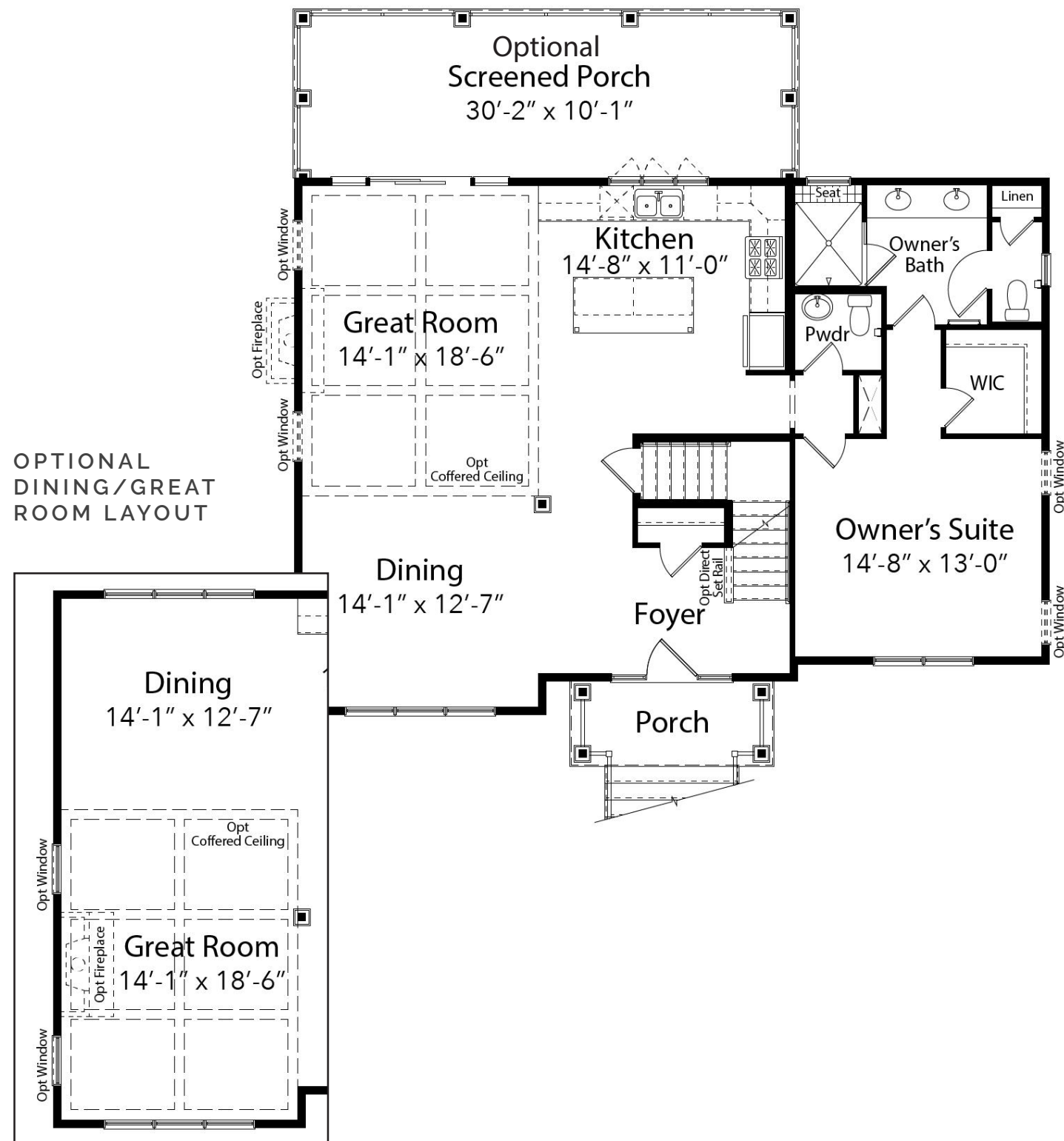
atlantic east

LEWES, DE



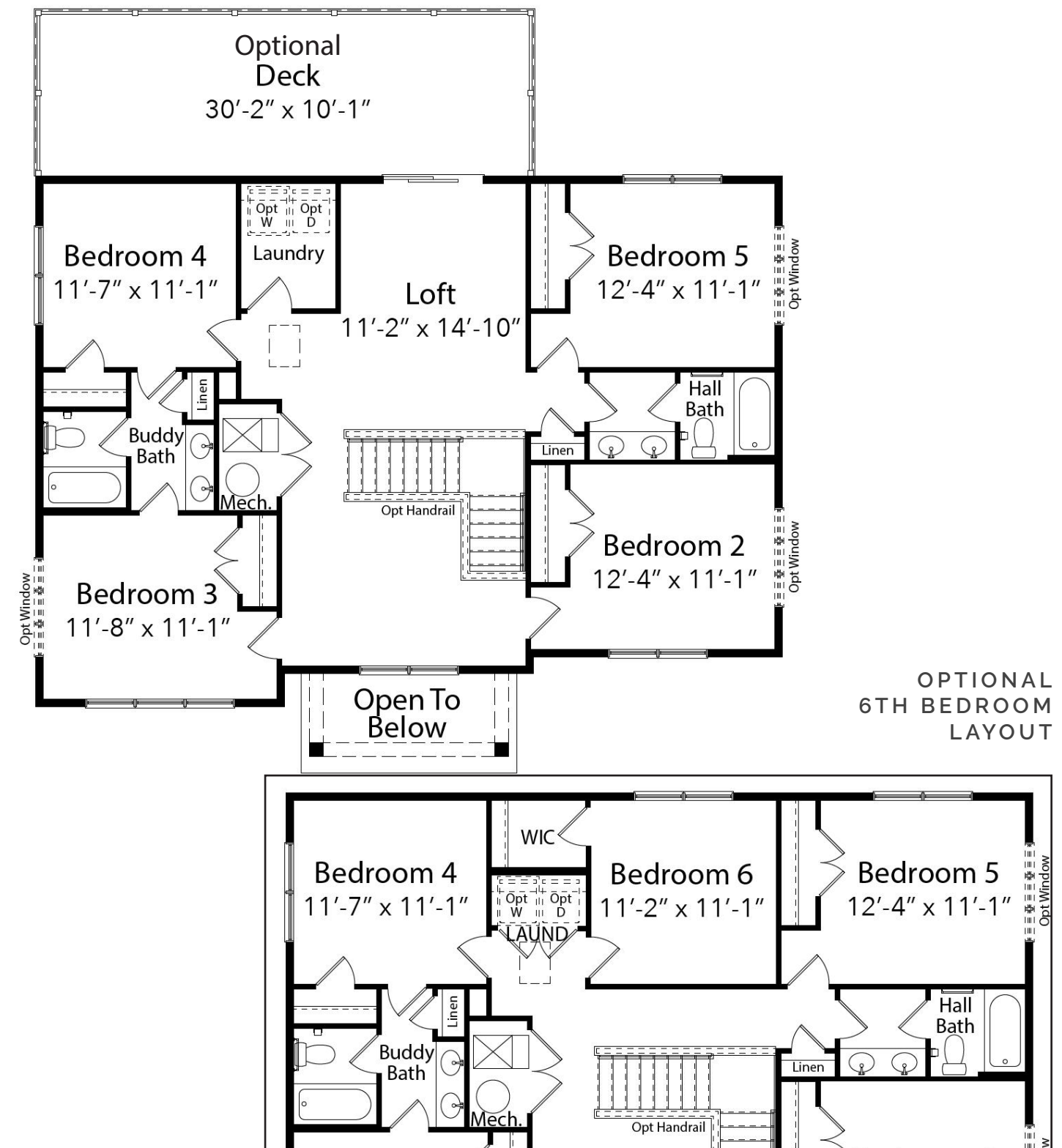
THE CAMPBELL FLOOR PLAN

MAIN LEVEL



THE CAMPBELL FLOOR PLAN

UPPER LEVEL





ELEVATION B

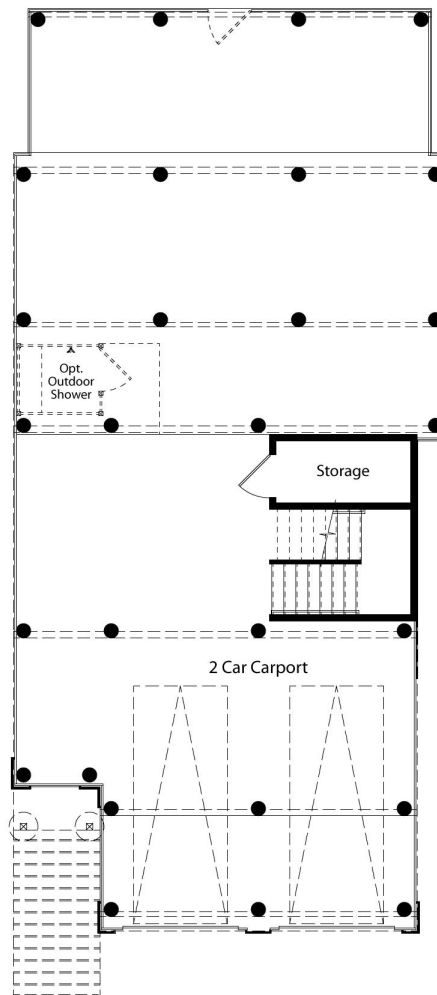


ELEVATION C

THE MALLARD

AN EVERGREENE COTTAGE SERIES HOME

GROUND LEVEL



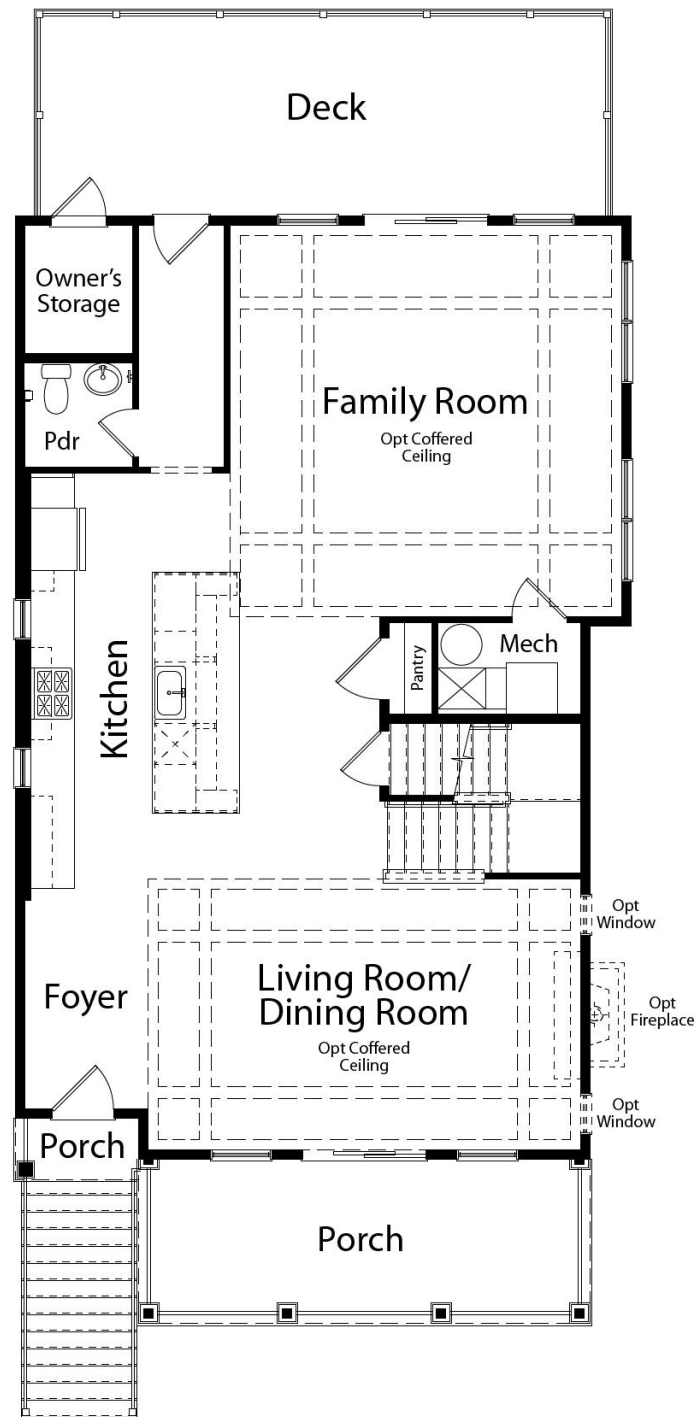
ELEVATION A

atlantic east

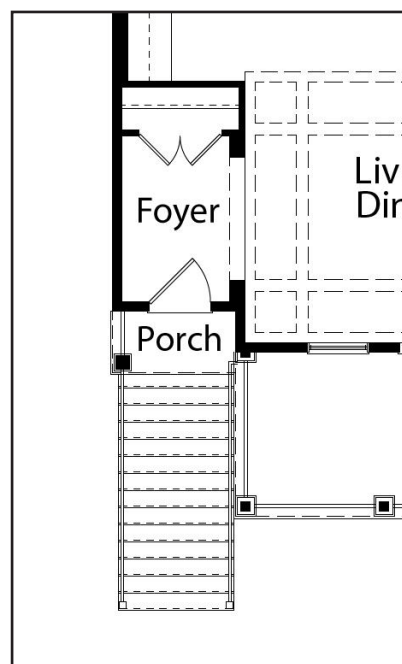
LEWES, DE

THE MALLARD FLOOR PLAN

MAIN LEVEL

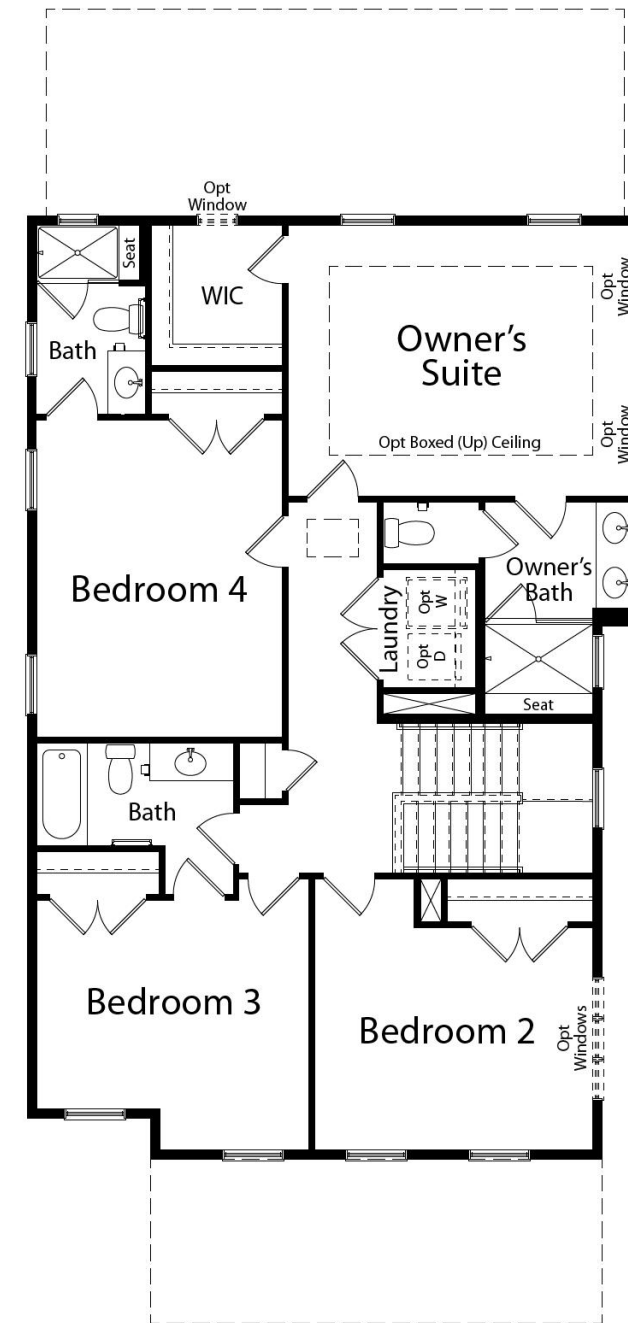


OPTIONAL ENCLOSED FOYER

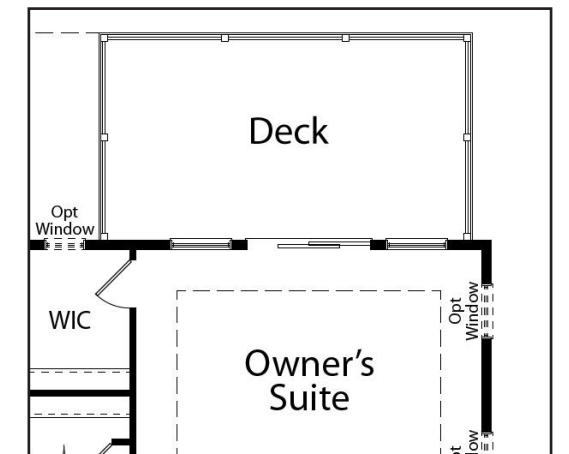


THE MALLARD FLOOR PLAN

UPPER LEVEL



OPTIONAL SECOND LEVEL DECK



AVAILABLE ELEVATIONS

THE BAYBERRY

AN EVERGREENE COASTAL SERIES HOME



ELEVATION A *(shown on cover)*



ELEVATION B



ELEVATION C



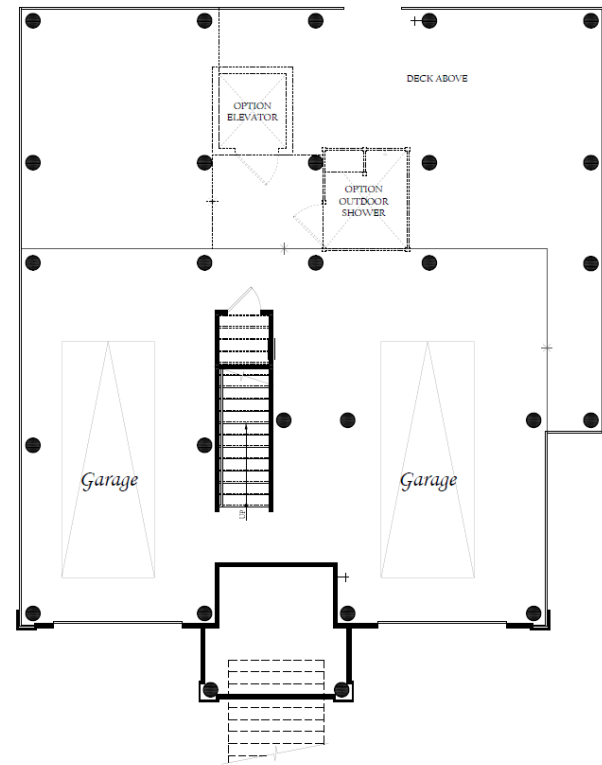
atlantic east

LEWES, DE

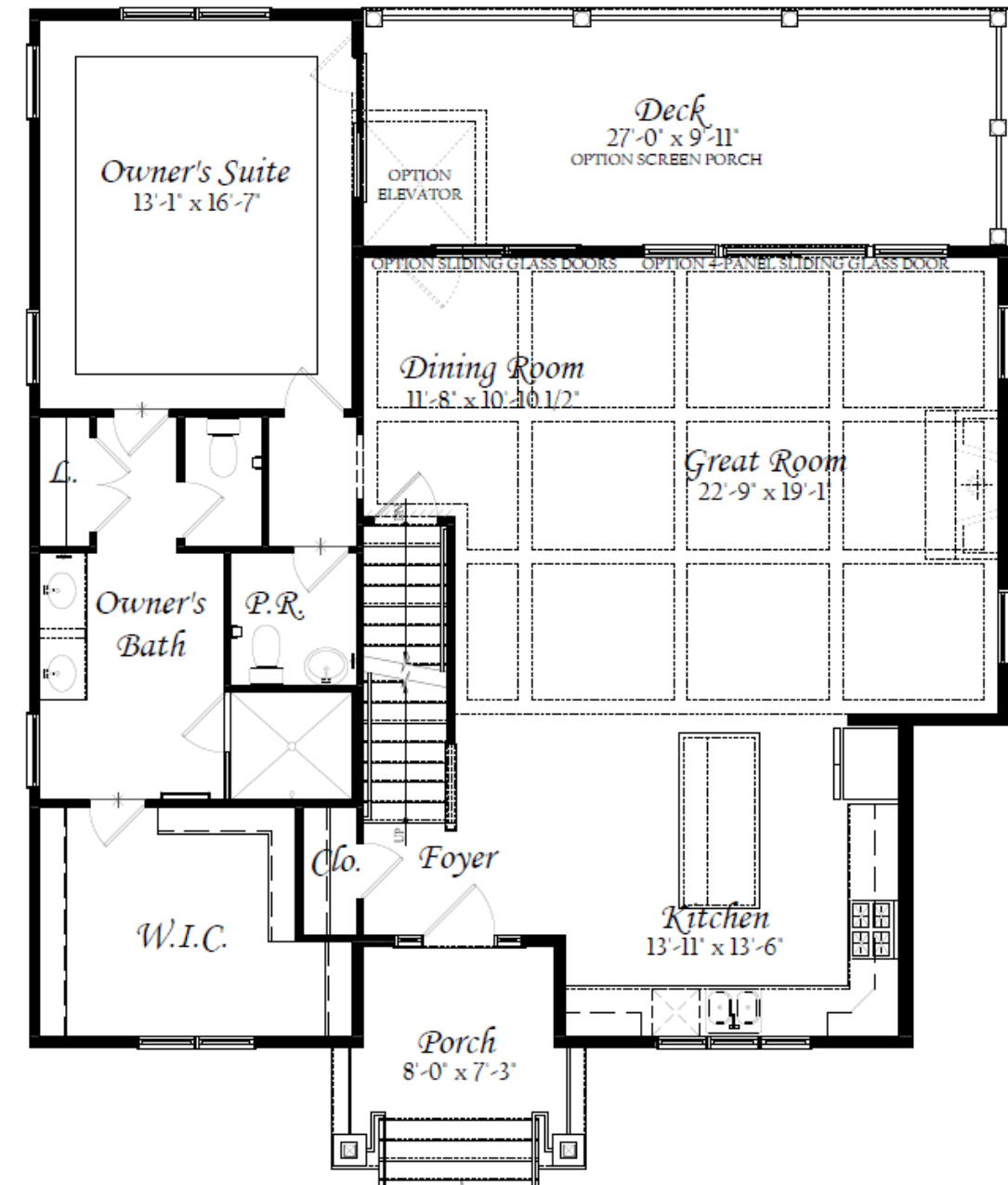
THE
BAYBERRY FLOOR PLAN

THE
BAYBERRY FLOOR PLAN

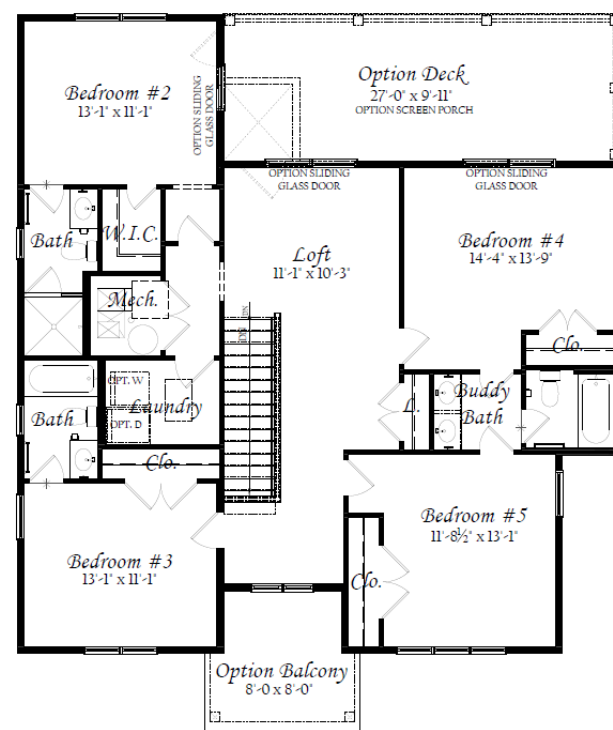
GROUND LEVEL



MAIN LEVEL



UPPER LEVEL



AVAILABLE ELEVATIONS

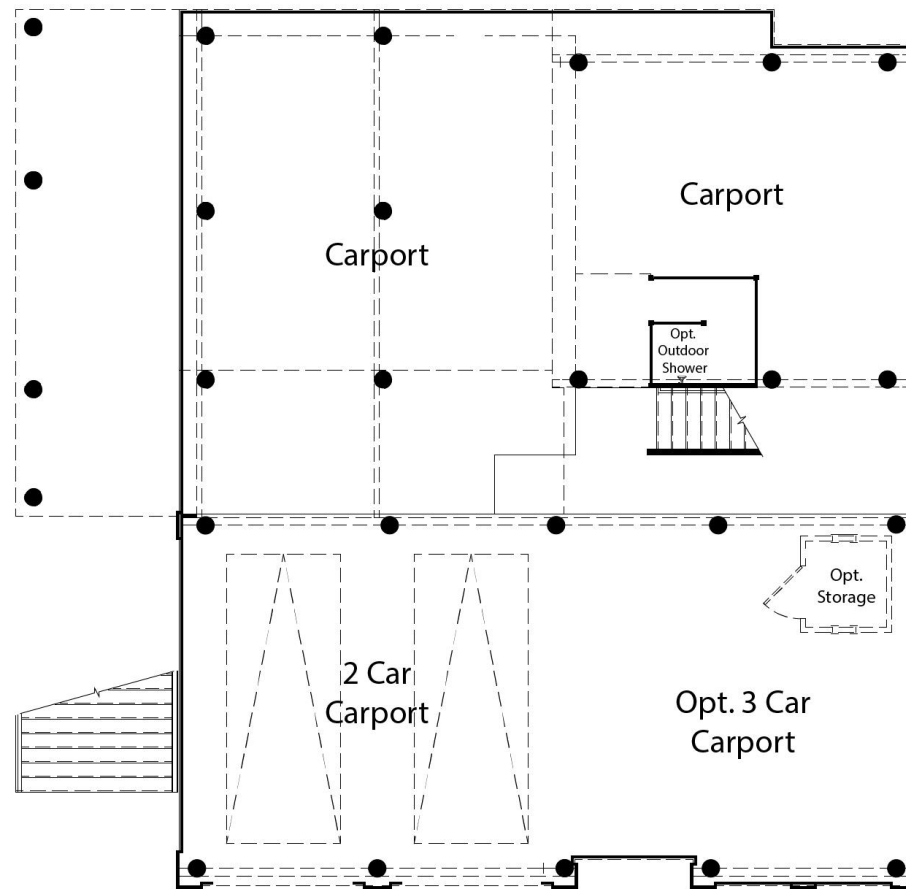


ELEVATION B *SHUTTERS OPTIONAL*



ELEVATION C *SHUTTERS OPTIONAL*

GROUND LEVEL



ELEVATION A *SHUTTERS OPTIONAL*

atlantic east

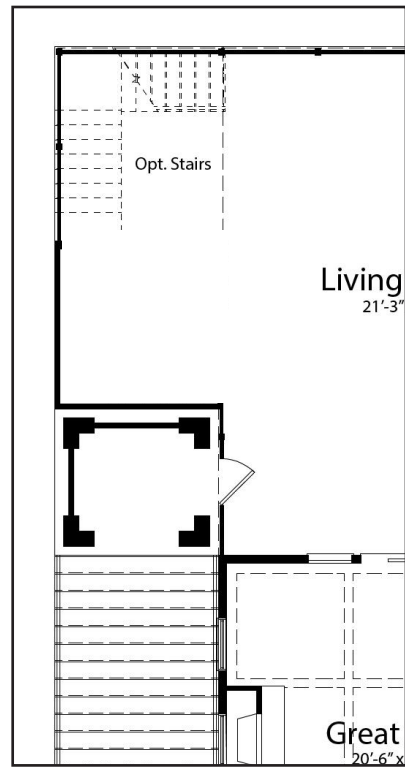
LEWES, DE

THE
SANDPIPER FLOOR PLAN

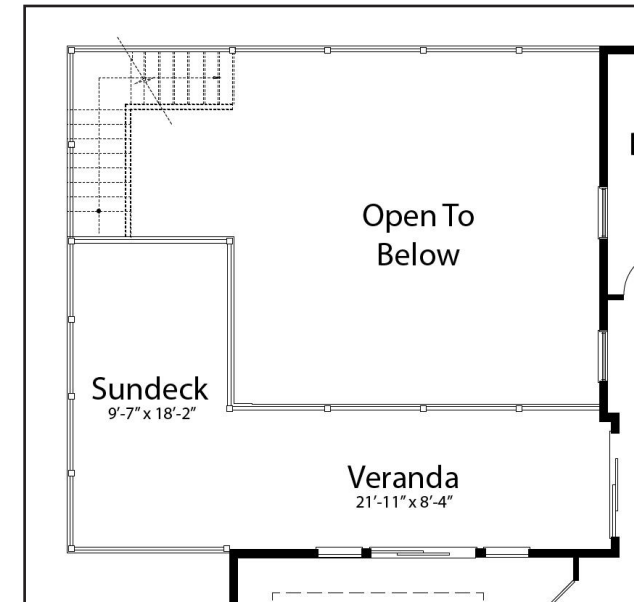
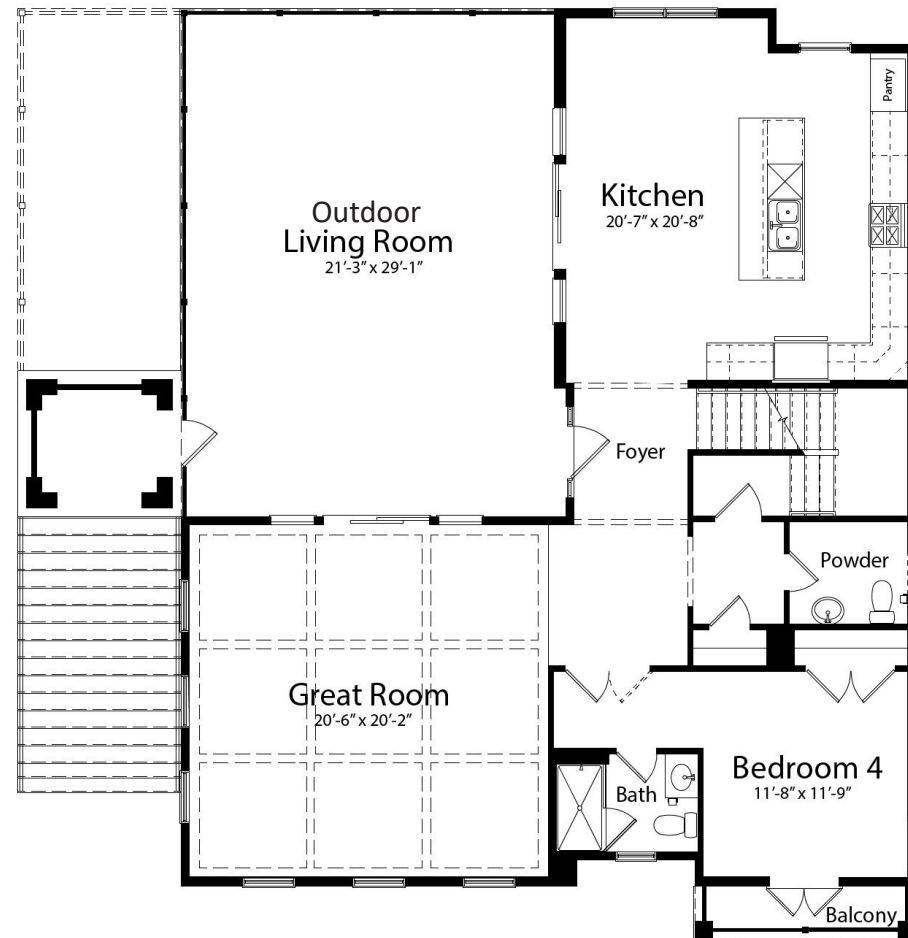
THE
SANDPIPER FLOOR PLAN

MAIN LEVEL

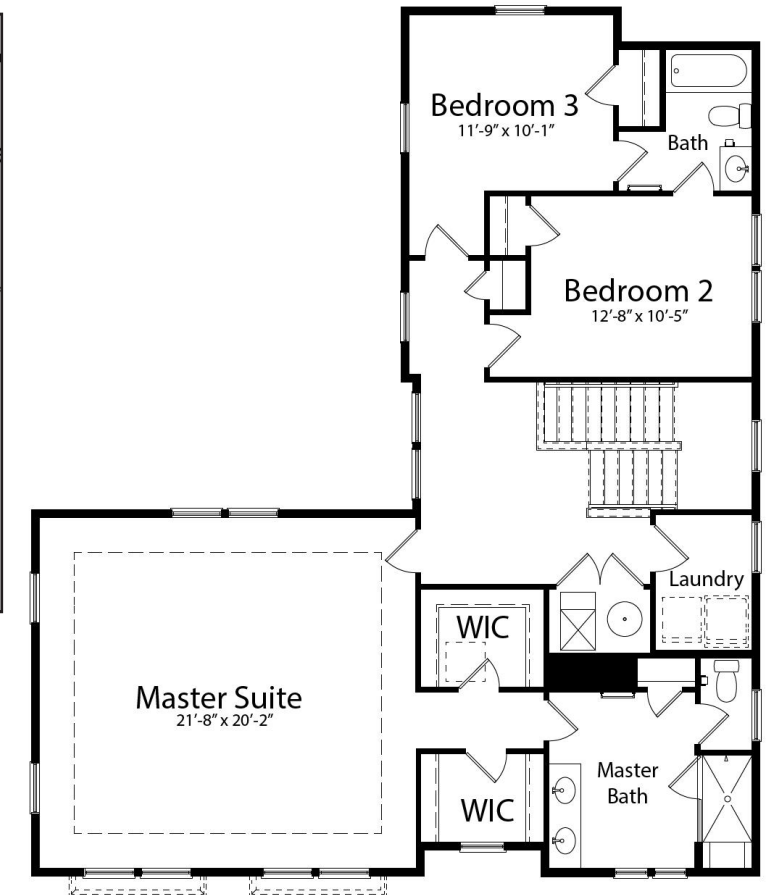
UPPER LEVEL



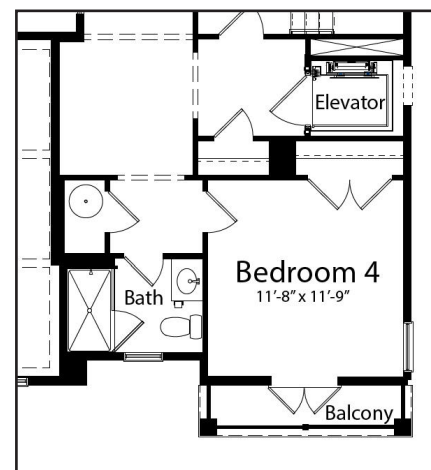
OPTIONAL
EXTENDED DECK AND
OPTIONAL STAIRS TO
SUNDECK ABOVE



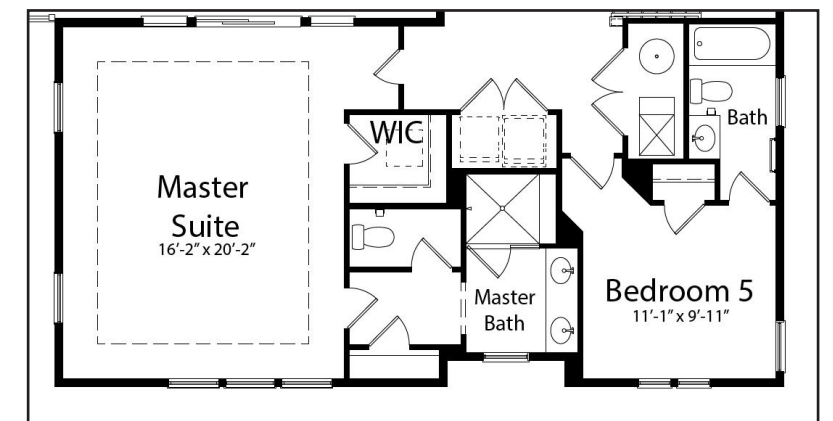
OPTIONAL
VERANDA AND OPTIONAL
SUNDECK WITH OPTIONAL
STAIRS



OPTIONAL ELEVATOR



OPTIONAL 5TH BEDROOM





ELEVATION B

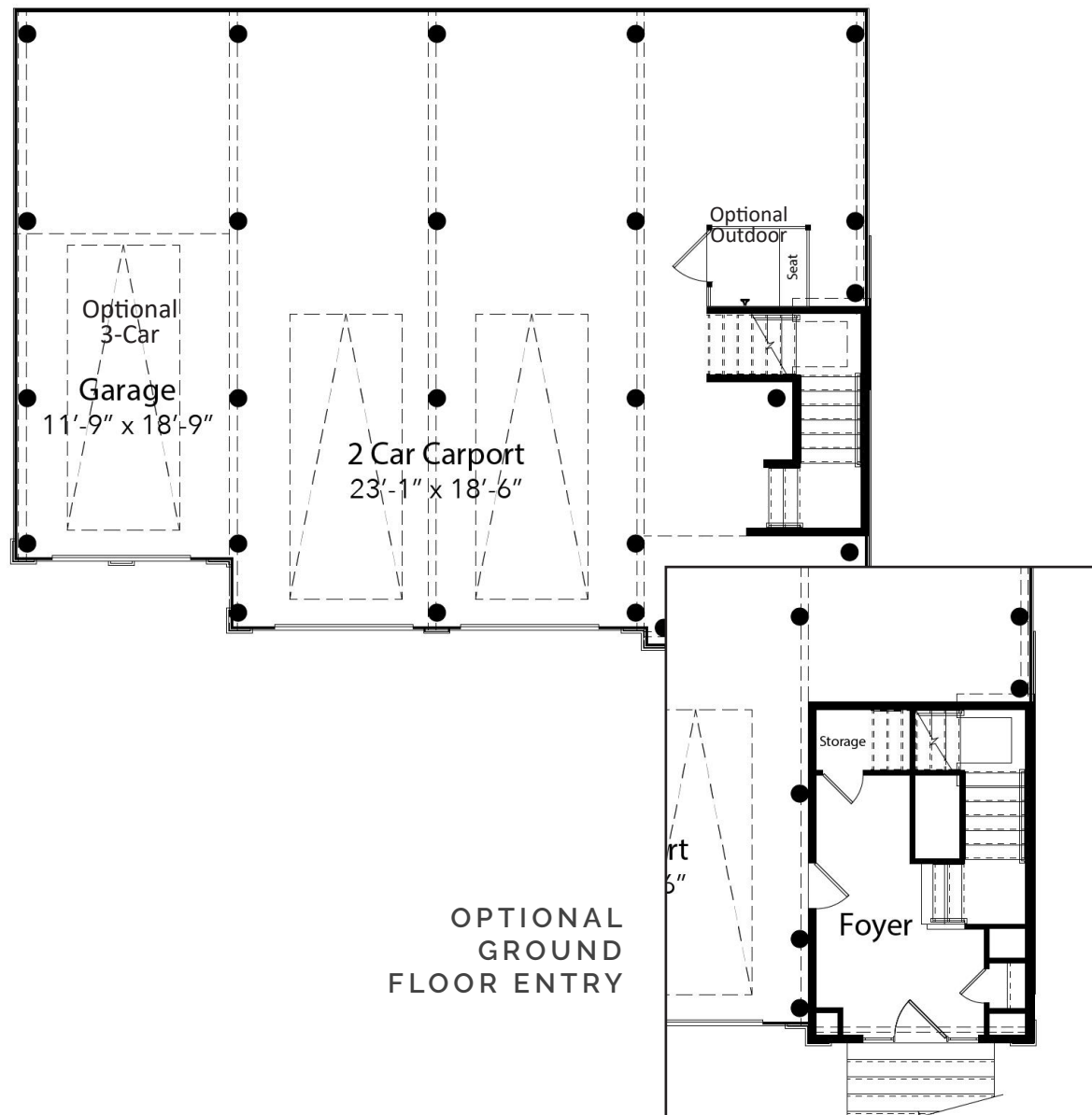


ELEVATION C

THE MAGNOLIA

AN EVERGREENE COASTAL SERIES HOME

GROUND LEVEL



ELEVATION A

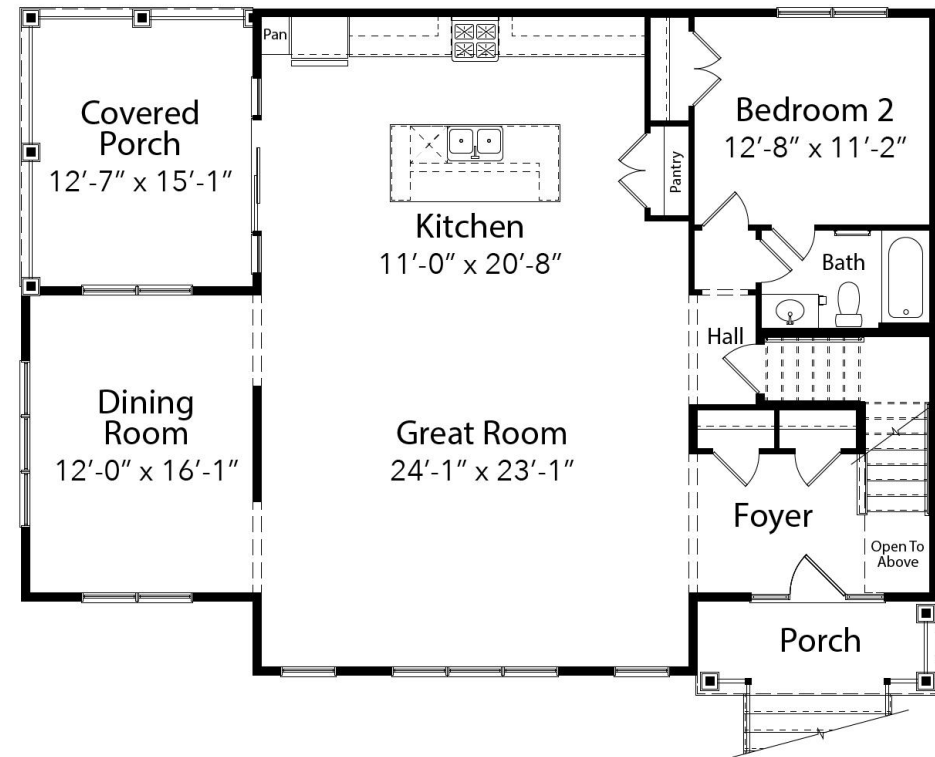
atlantic east

LEWES, DE

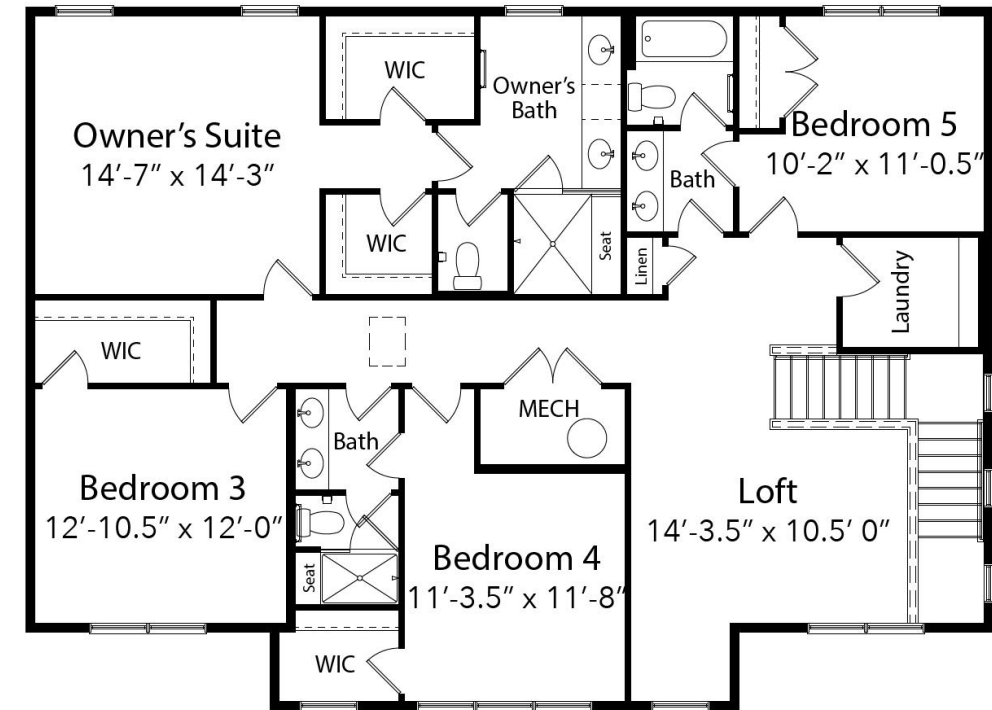
THE
MAGNOLIA FLOOR PLAN

THE
MAGNOLIA FLOOR PLAN

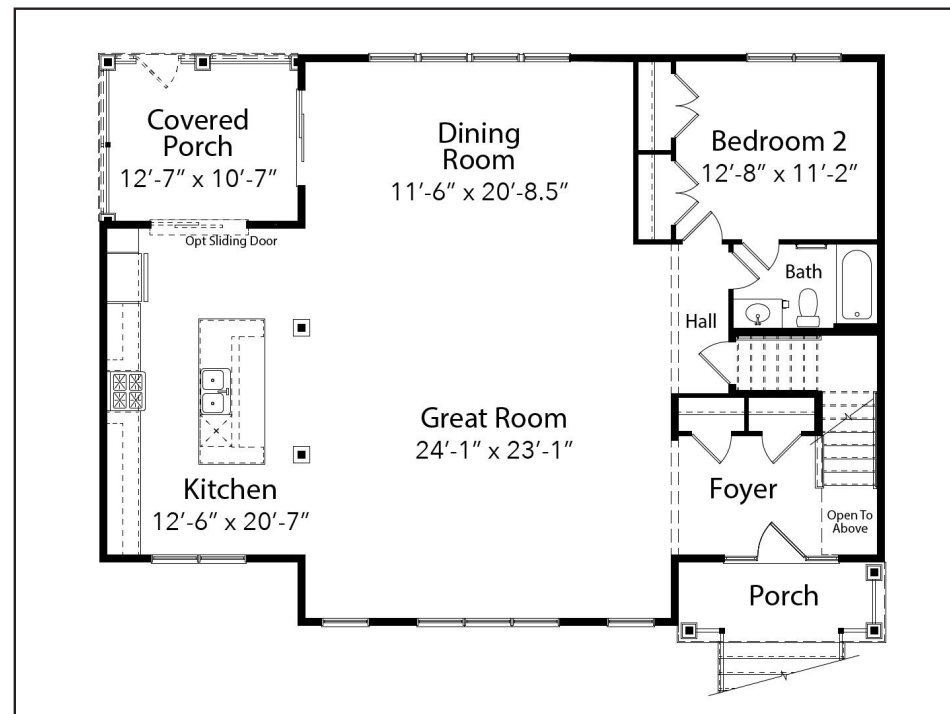
MAIN LEVEL



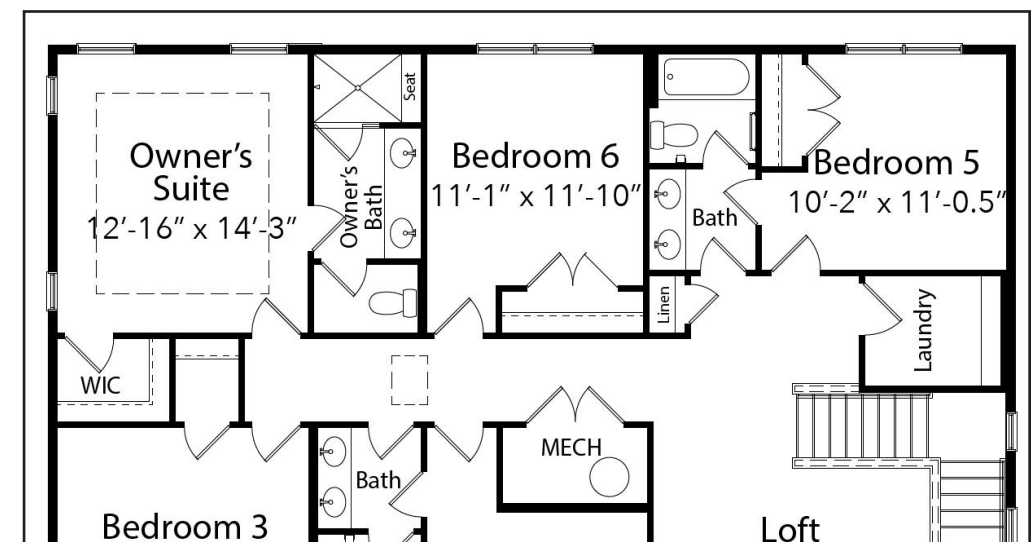
UPPER LEVEL



OPTIONAL
SIDE KITCHEN
LAYOUT



OPTIONAL 6TH BEDROOM



AVAILABLE ELEVATIONS

THE OCEAN PINES

AN EVERGREENE COASTAL SERIES HOME



ELEVATION A *(shown on cover)*



ELEVATION B



ELEVATION C



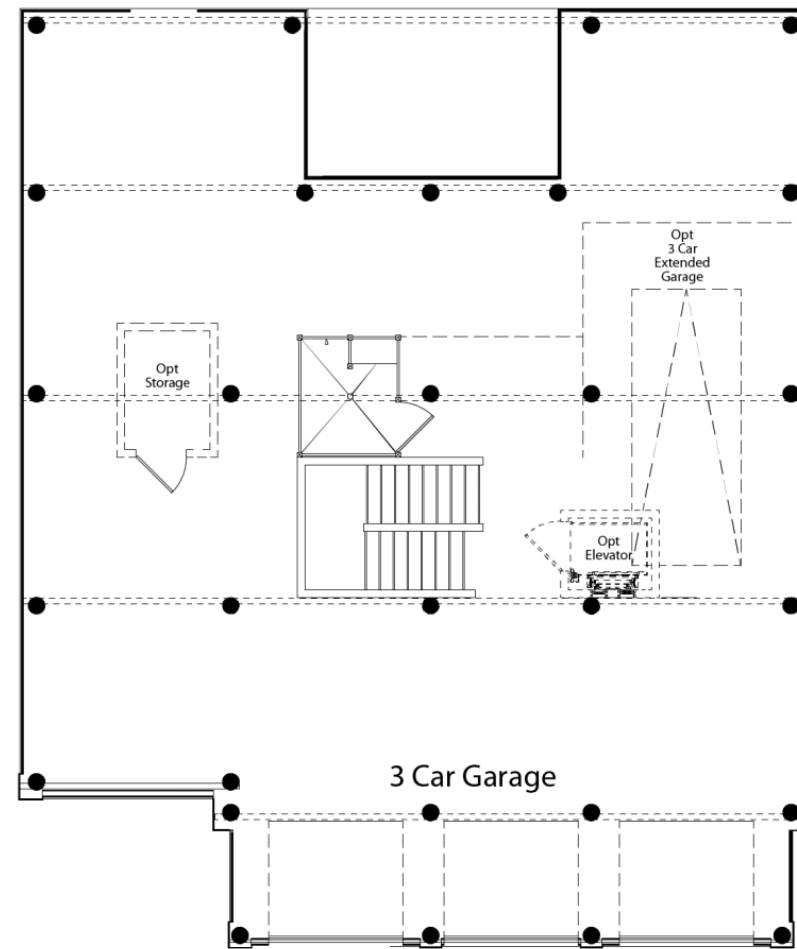
atlantic east

LEWES, DE

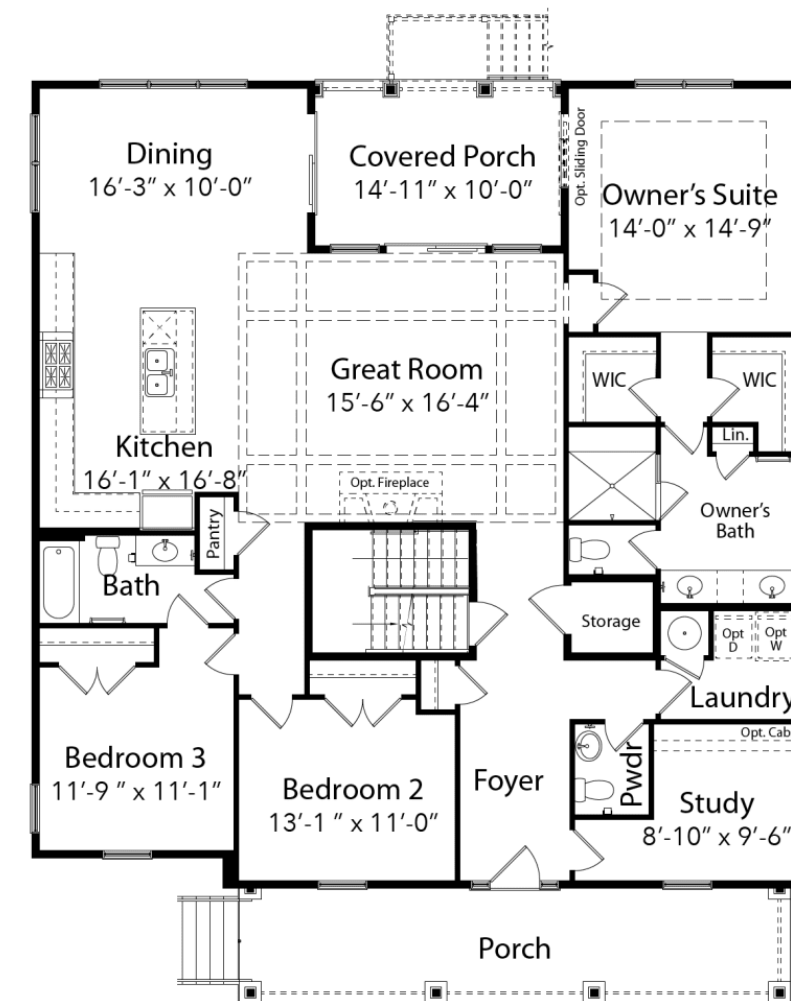
THE
OCEAN PINES FLOOR PLAN

THE
OCEAN PINES FLOOR PLAN

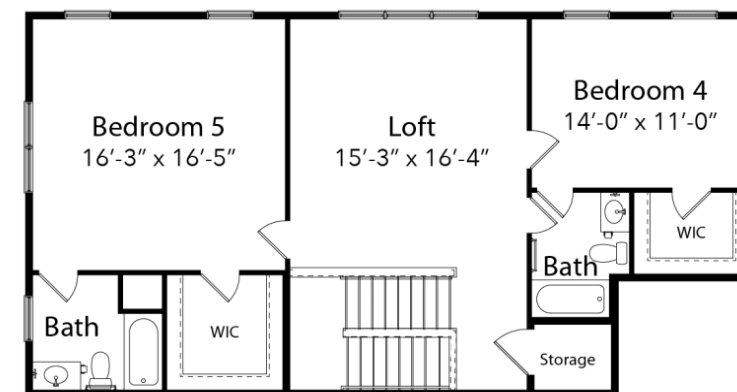
GROUND LEVEL



MAIN LEVEL



UPPER LEVEL



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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.



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Cell: 410.599.6097
Daniel.Murtaugh@wesbanco.com



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