

COMMUNITY PLAN



COMMUNITY PRICE SHEET



**TURNSTONE** 1,830 SF  
STARTING AT \$649,900



**CAMPBELL** 2,730 SF  
STARTING AT \$759,900



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



**SANDPIPER** 2,898 SF  
STARTING AT \$779,900



**MAGNOLIA** 3,173 SF  
STARTING AT \$789,900



**OCEAN PINES** 3,239 SF  
STARTING AT \$799,900



34104 Hornbeam Dr., Frankford, DE



Introducing the Turnstone: Lot 25 Immediate Delivery

3 Bedrooms | 2 Bathrooms | 1,830 SF

(Elevator Included)

**\$867,716**

MyEvergreeneHome.com

1.855.54.BEACH

Sales@EvergreeneHomes.com

01/03/25EH

MHBR NO. 6243



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WELCOME TO IRONWOOD IN FRANKFORD:  
WHERE LUXURY MEETS LIFESTYLE!

#### ELEVATE YOUR LIVING EXPERIENCE:

The two-car garage on pilings offers a unique and versatile space for private entertaining. Whether hosting gatherings or simply relaxing in a secluded setting, this space is perfect for those seeking a blend of functionality and comfort. Bedrooms located on the main living level offer several benefits that enhance both convenience and accessibility. Additionally, having bedrooms on the main level can improve the flow of daily activities, allowing for greater interaction among family members and guests.

#### ENJOY THE VIEW:

The large front and rear decks offer an elevated perspective of the community, providing a stunning view of the surroundings. Whether enjoying a morning coffee or hosting a gathering with friends and family, these spacious decks offer the perfect relaxation environment. The screened in section, keeps the bugs at bay while adding shade so you can enjoy the activities you favor the most without a worry in site.

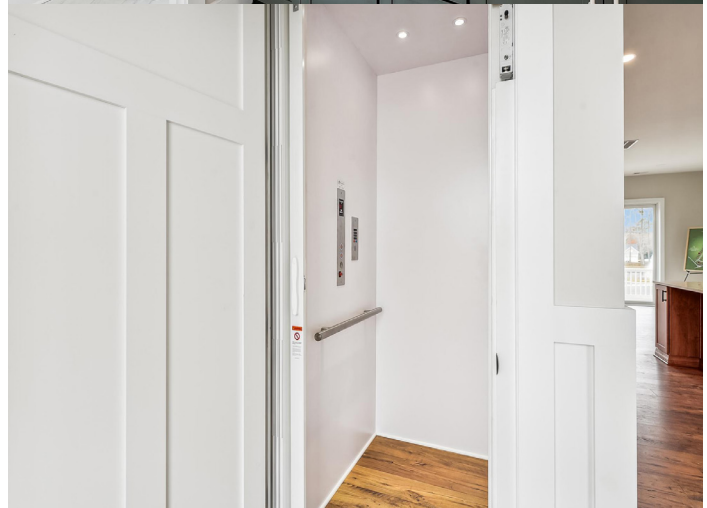
#### CONVENIENCE AT YOUR FINGERTIPS:

The in-home elevator provides easy access to all levels of the home, offering convenience and comfort for residents of all ages. With upgraded interior finishes, this feature adds a touch of luxury and sophistication to the living space. Transporting groceries, luggage, or simply moving between floors, the in-home elevator enhances the overall accessibility and functionality of the home. Combined with high-quality interior finishes, this feature elevates the living experience to a new level of comfort and convenience..

#### EXPERIENCE COMMUNITY LIVING:

The community offers a range of amenities for residents to enjoy, including a pool, dog park, playground, open green spaces, and walking trails. Surrounding a serene pond and fountain, these features provide a tranquil and picturesque setting for leisure and recreation. Whether taking a dip in the pool, playing with your furry friend at the dog park, or strolling along the walking trails, residents can immerse themselves in the beauty of the outdoors within the community's peaceful and inviting environment.

Contact us today to experience the epitome of luxury living in Delaware. Your forever home awaits.



# IRONWOOD

## WHY BUILD ON PILINGS?

Piling homes are Evergreene's signature and most popular product that enhance the beach lifestyle and aesthetic appeal creating the perfect serene retreat for those seeking the ultimate coastal look. Pilings offer unparalleled views and enhanced privacy, making them an attractive choice.

Building garages under the home is an innovative approach to maximizing livable square footage on residential properties. This also leads homes with integrated garages to often have higher market appeal and can command better resale values.

## WHY ARE EVERGREENE'S COMMUNITIES SO SMALL?

We celebrate the Delaware Beach charm by fostering smaller, intimate communities in highly desirable areas, enhancing the quality of life for residents while preserving the coastal culture.

Building smaller communities allows us to streamline the construction process, resulting in shorter timelines for project completion, so residents can enjoy their new community sooner. By developing smaller communities with appropriately sized amenities, residents benefit from lower HOA fees and enjoy uncrowded shared spaces, allowing for a more relaxed and enjoyable living experience.

## WHY SHOULD I BUILD WITH EVERGREENE?

We have created a stress-free homebuilding process and a comprehensive customer care program, ensuring peace of mind for our clients from start to finish. Our included features set us apart in the new home market, delivering a more luxurious living experience.

We consistently exceed building codes in our construction processes, and our extensive warranty program, backed by a third-party service, provides long-term confidence and security, ensuring you've chosen the right builder.



SALES@EVERGREENEHOMES.COM  
1-855-54-BEACH



MYEVERGREENEHOME.COM

Evergreene  
HOMES



## 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

- 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 \_\_\_\_\_

## THE NEIGHBORHOOD

### Beaches, Parks & Boat Ramps

Delaware Seashore State Park • (302) 227-2800  
Fenwick Island State Park • (302) 539-9060  
Holts Landing State Park • (302) 539-9060  
Assawoman Wildlife Area • (302) 539-3160  
Bethany Public Beach  
South Indian River Inlet Beach

### Marinas

Indian River Marina • Delaware Seashore State Park,  
39415 Inlet Road, Rehoboth Beach, DE 19971 • (302) 227-3071  
South Shore Marina • 45 Marina View Ct, Bethany Beach, DE  
• (443) 617-2442  
Ocean View Marina • 1 Elliot Ave, Ocean View, DE  
• (302) 539-0707

### Places to Visit

Salted Vines Vineyard & Winery • 32512 Rd 374, Frankford, DE  
Coastal Wilds • 34215 Peppers Corner, Frankford, DE  
• (302) 829-1548  
Parsons Farm • 30381 Armory Rd, Dagsboro, DE  
• (302) 732-3336  
Bethany Beach/Boardwalk • Boardwalk Bethany Beach, DE

### Golf Courses

Bayside Resort • 31806 Lakeview Drive, Selbyville, DE 19975  
• (302) 436-3400  
Bear Trap • 7 Clubhouse Drive, Ocean View, DE 19970  
• (302) 537-5600  
Cripple Creek • 29494 Seagrass Plantation Lane,  
Dagsboro, DE • (302) 539-1446  
The Salt Pond • 400 Bethany Loop, Bethany Beach, DE 19930  
• (302) 539-7525

### Libraries

South Coastal Library • 43 Kent Avenue, Bethany Beach, DE  
• (302) 539-5231

### Grocery Stores

Harris Teeter • Bayside Village Center, 31221 Americana  
Parkway, Selbyville, DE 19975 • (302) 436-2827  
Giant • 220 Town Center Drive, Millville, DE • (302) 537-8200  
Weis • 215 Atlantic Avenue, Millville, DE • (302) 537-5994  
Good Earth Market & Organic Farm • 31806 Good Earth Lane,  
Route 26, Ocean View, DE • (302) 537-7100  
Hocker's G&E Supermarket • 695 Bethany Loop, Bethany  
Beach DE 19930 • (302) 539-9662

### Movie Theaters/Music Venues

Midway Movies • 29 Midway Shopping Center, Route 1,  
Rehoboth Beach, DE 19971 • (302) 645-0200  
Regal Salisbury Stadium 16 • 2322 North Salisbury Blvd.,  
Salisbury, MD 21801 • (410) 860-0211  
Freeman Arts Pavillion • 31806 Lakeview Dr, Selbyville, DE  
• (302) 436-3015

### Hospitals & Medical Centers

Beebe Hospital • 424 Savannah Road, Lewes, DE 19958  
• (302) 645-3300  
Peninsula Regional Medical Center • 100 East Carroll Street,  
Salisbury, MD 21801 • (410) 546-6400  
Beebe Medical Center • 203 Creekside Plaza # 7, Ocean  
View, DE • (302) 539-8749

### Public Schools

Lord Baltimore Elementary School • 120 Atlantic  
Avenue, Ocean View, DE • (302) 537-2700  
Selbyville Middle School • 80 Bethany Road, Selbyville, DE  
19975 • (302) 436-1020  
Indian River High School • 29772 Armory Road, Dagsboro, DE  
19939 • (302) 732-1500

## COMMUNITY INFORMATION

### Ironwood Community Association Fees

\$325 per month

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

\$125 One-Time Admin Fee for HOA

- Private Community Outdoor Pool, Playground, Dog Park, and Walking Trail
- Community Wide Landscape Mowing Services
- Trash Removal
- Professional Property Management

### Location:

- Easy access to downtown Bethany and the Beach
- Close 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

**Cable and Internet Provider** - Mediacom (855) 633-4226

**Phone Provider** - Mediacom (855) 633-4226

**Water Company** - Tidewater Utilities (302) 734-7500

**Sewer Company** - Sussex County (302) 855-7871

**Electric Company** - Delaware Electric Cooperative (302) 349-9090

**Gas Company** - Compass Energy (302) 628-6889

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



# AVAILABLE ELEVATIONS

# THE TURNSTONE

AN EVERGREENE COASTAL SERIES HOME



ELEVATION A *(shown on cover)*



ELEVATION B



ELEVATION C



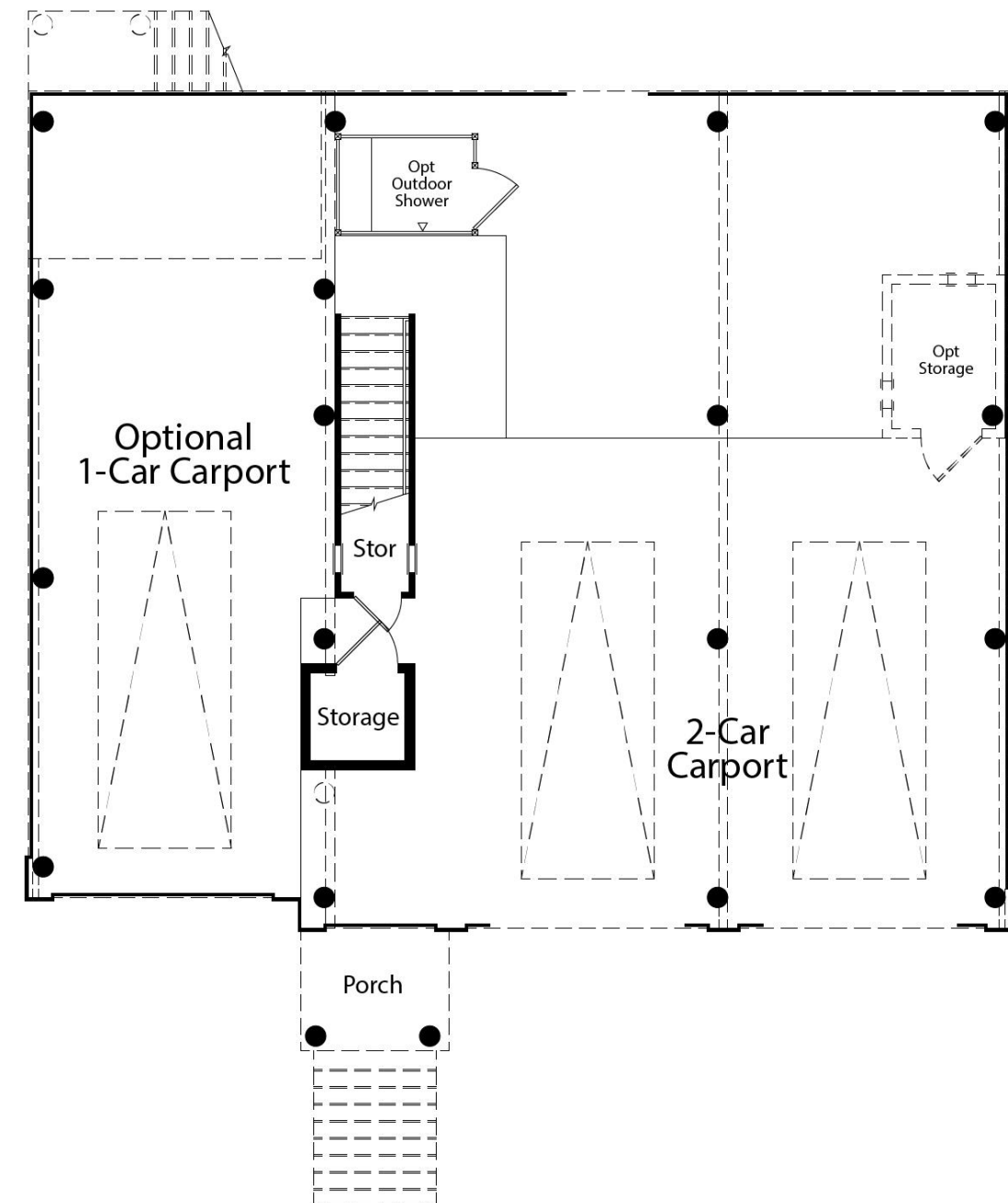
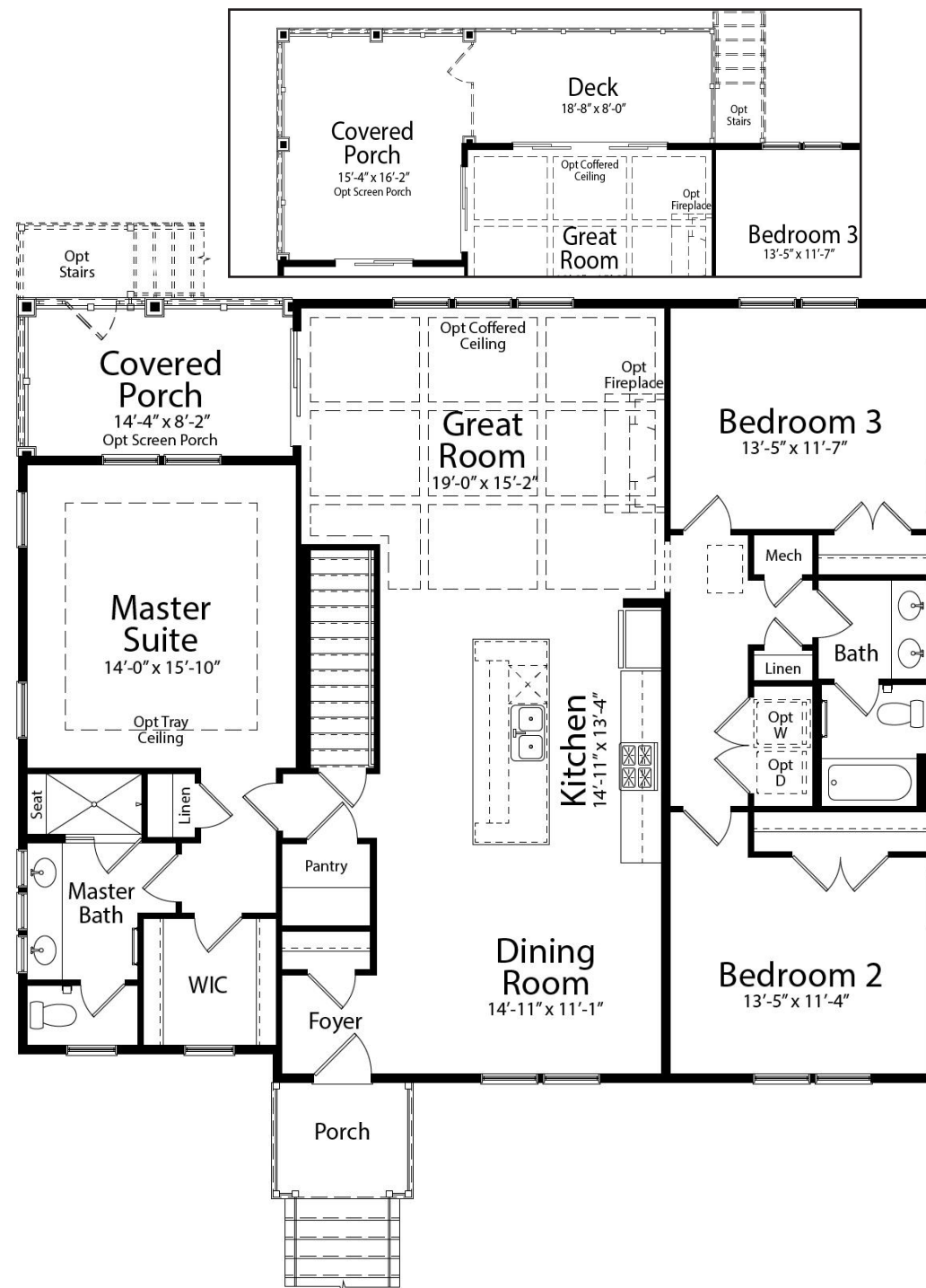
# THE TURNSTONE FLOOR PLAN

# THE TURNSTONE FLOOR PLAN

MAIN LEVEL

GROUND LEVEL

OPTIONAL EXTENDED COVERED PORCH & OPTIONAL DECK



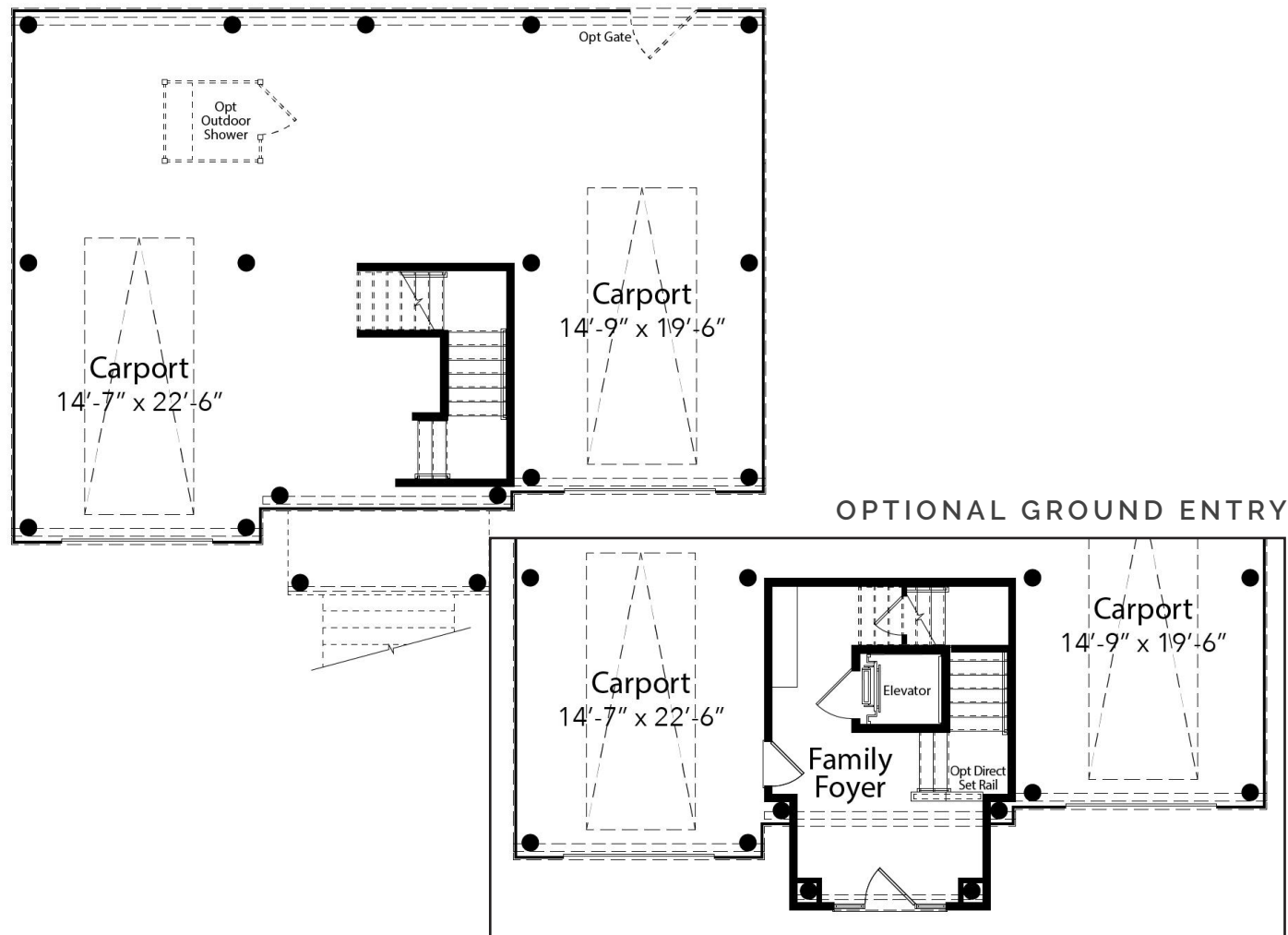


ELEVATION B



ELEVATION C

GROUND LEVEL



OPTIONAL GROUND ENTRY



ELEVATION A

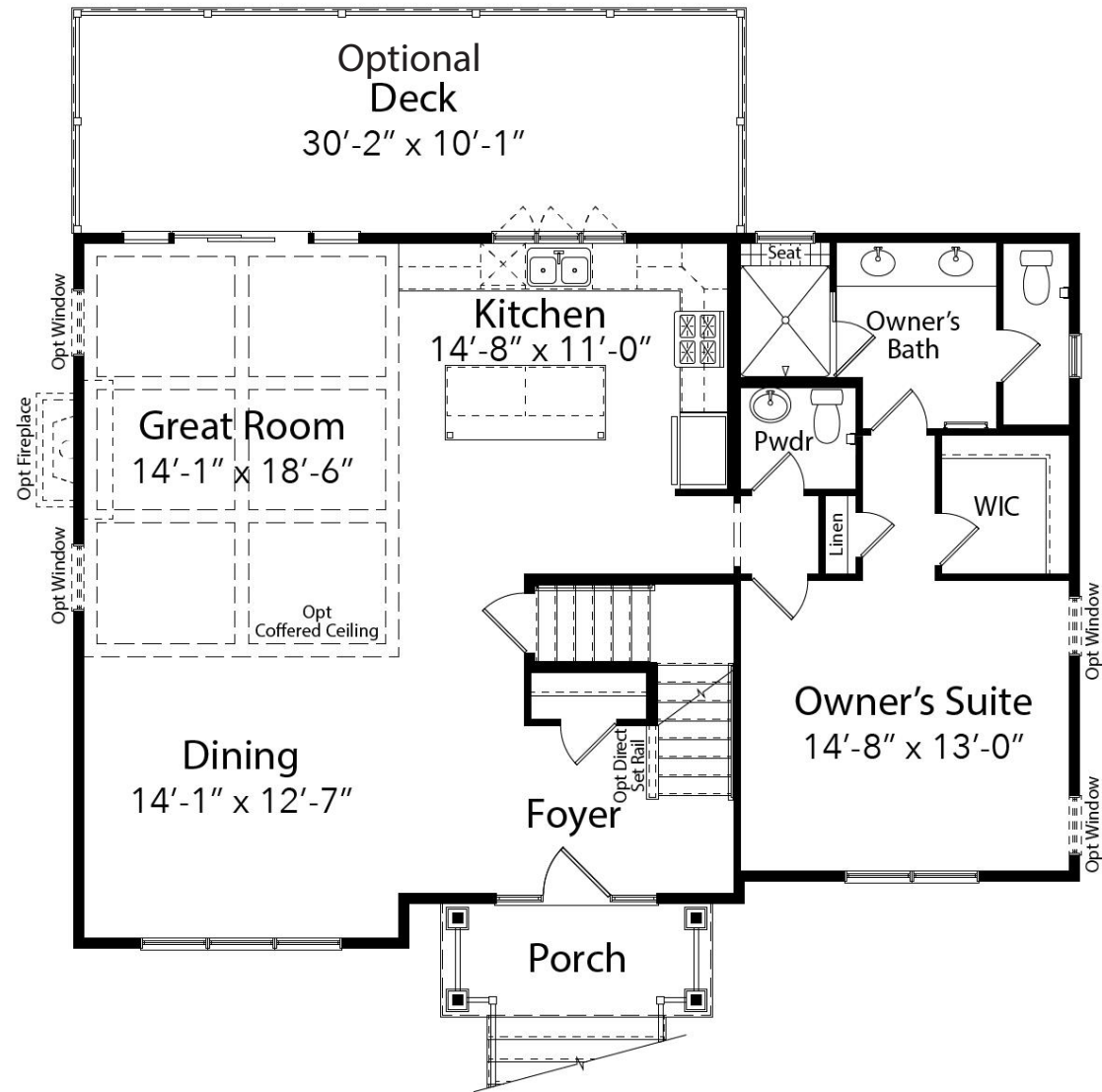
# THE CAMPBELL

AN EVERGREENE COASTAL SERIES HOME



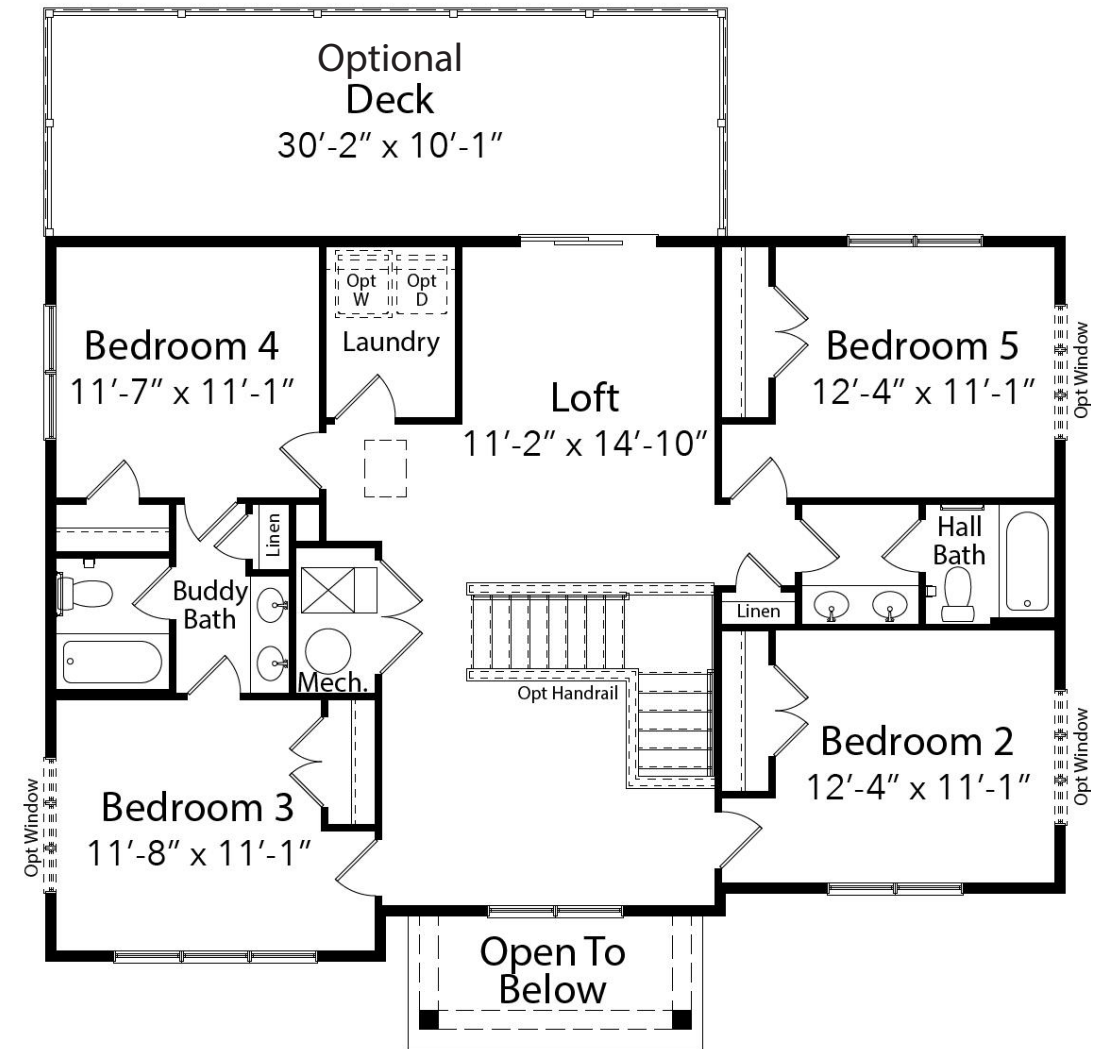
THE  
CAMPBELL FLOOR PLAN

MAIN LEVEL

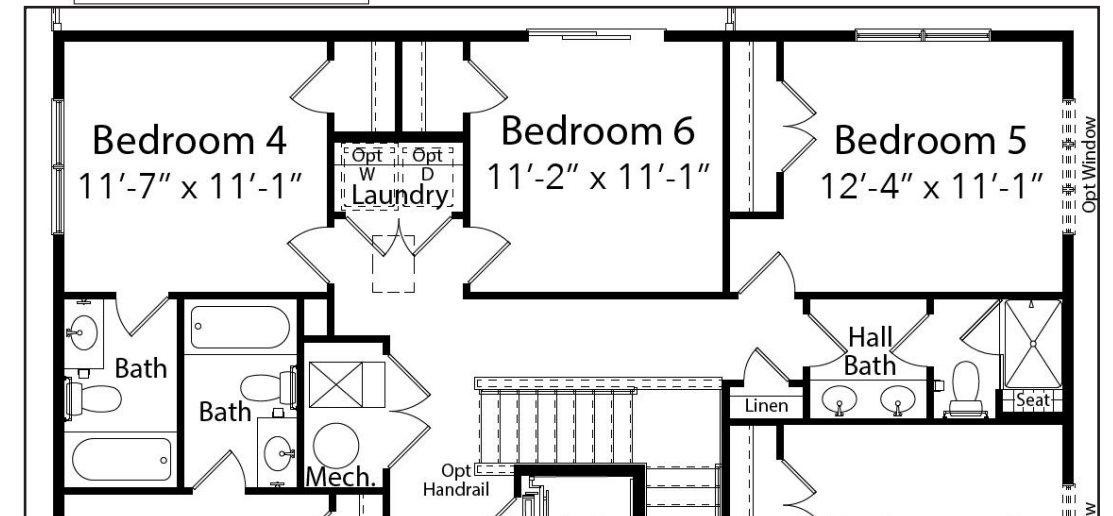


THE  
CAMPBELL FLOOR PLAN

UPPER LEVEL



OPTIONAL  
6TH BEDROOM  
LAYOUT



# AVAILABLE ELEVATIONS

# THE BAYBERRY

AN EVERGREENE COASTAL SERIES HOME



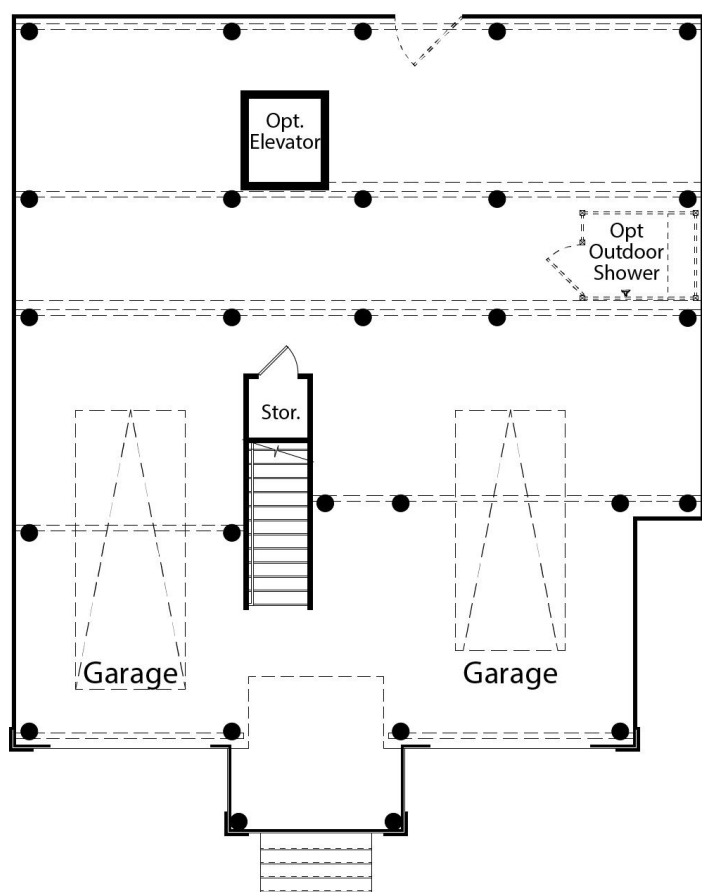
ELEVATION A  
(GROUND FLOOR ENTRY)

ELEVATION A

ELEVATION B

ELEVATION C

GROUND LEVEL



ELEVATION A

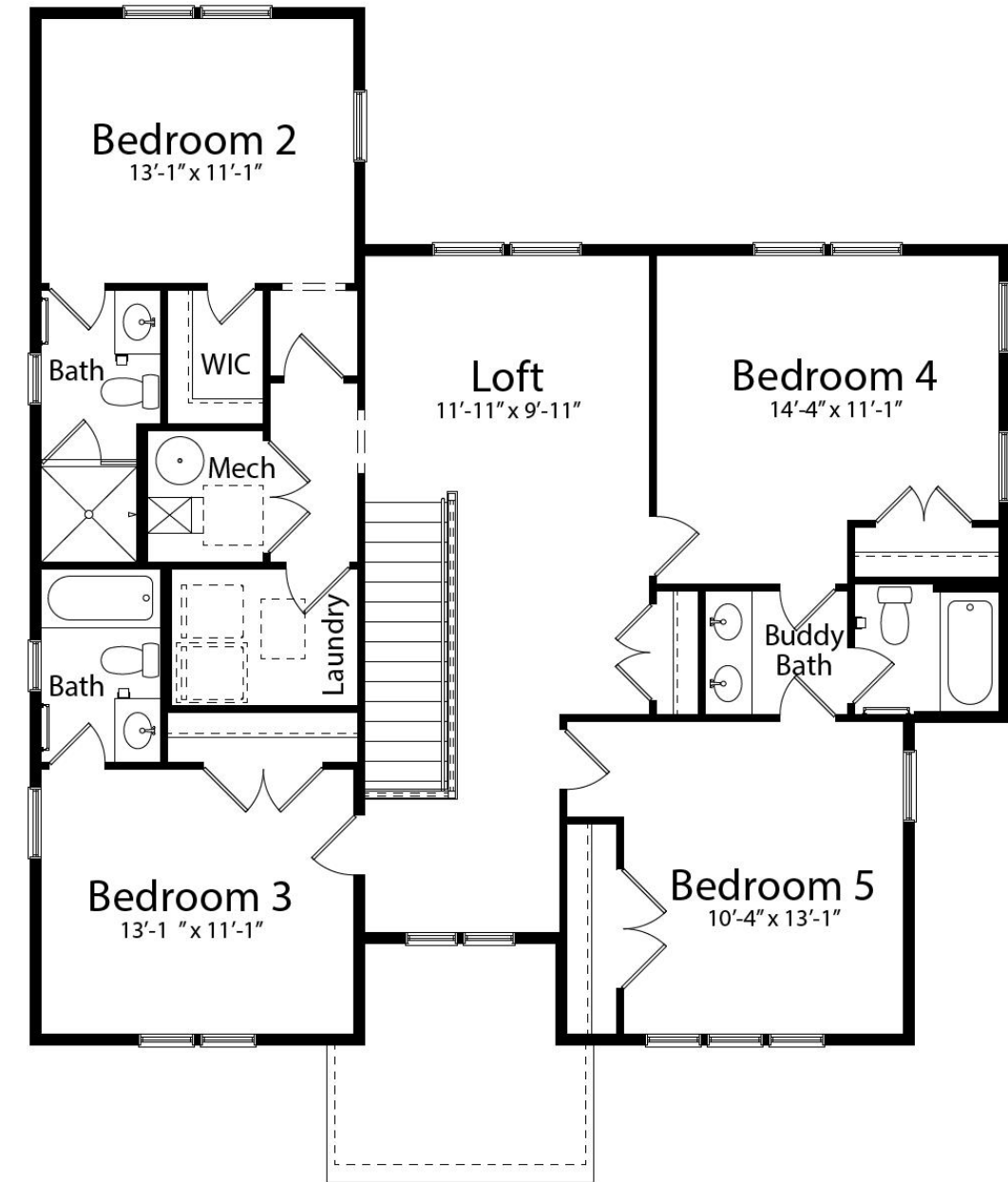
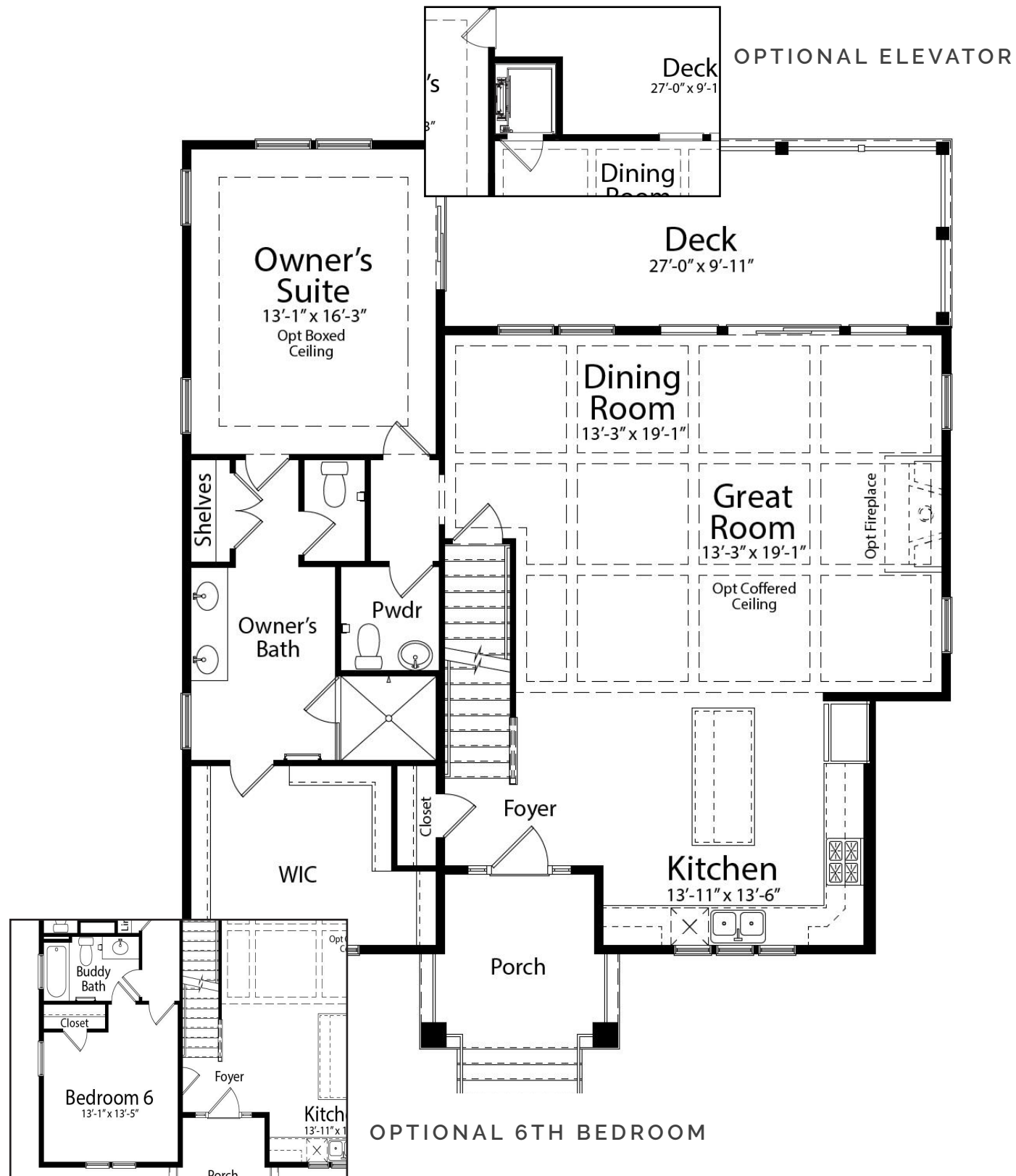


# THE BAYBERRY FLOOR PLAN

# THE BAYBERRY FLOOR PLAN

MAIN LEVEL

UPPER LEVEL



# AVAILABLE ELEVATIONS

# THE SANDPIPER

AN EVERGREENE COASTAL SERIES HOME



ELEVATION B *SHUTTERS OPTIONAL*

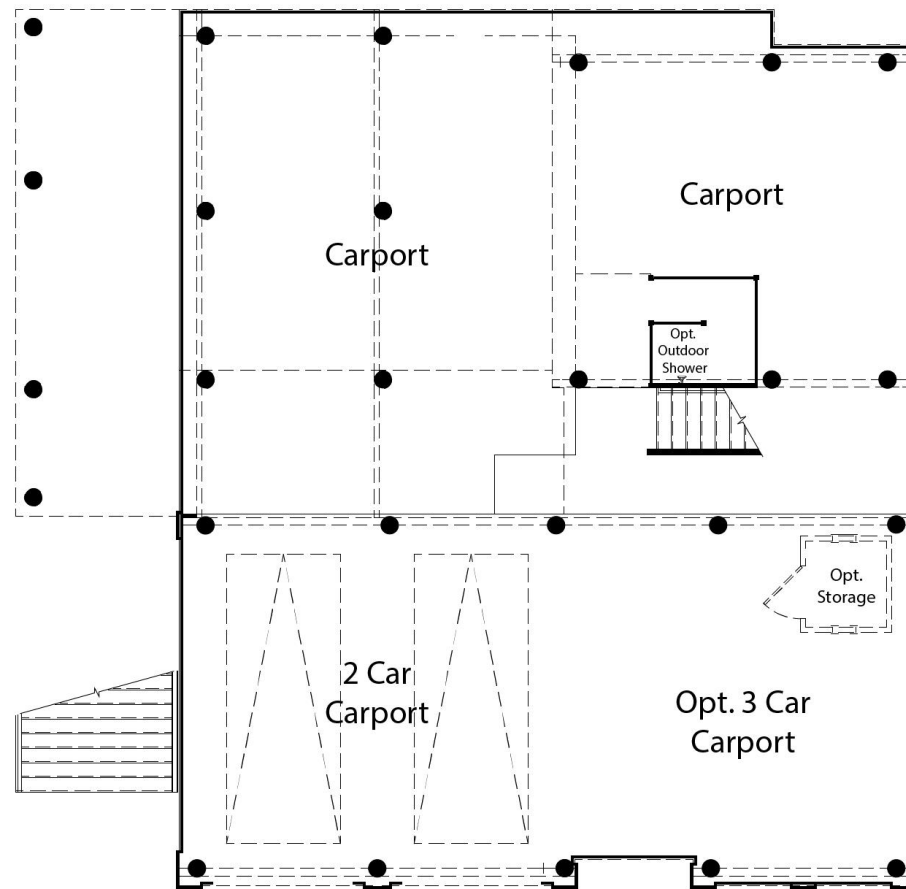


ELEVATION C *SHUTTERS OPTIONAL*



ELEVATION A *SHUTTERS OPTIONAL*

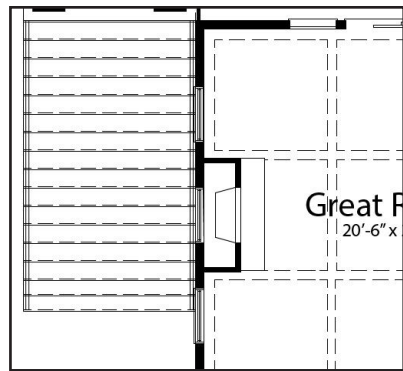
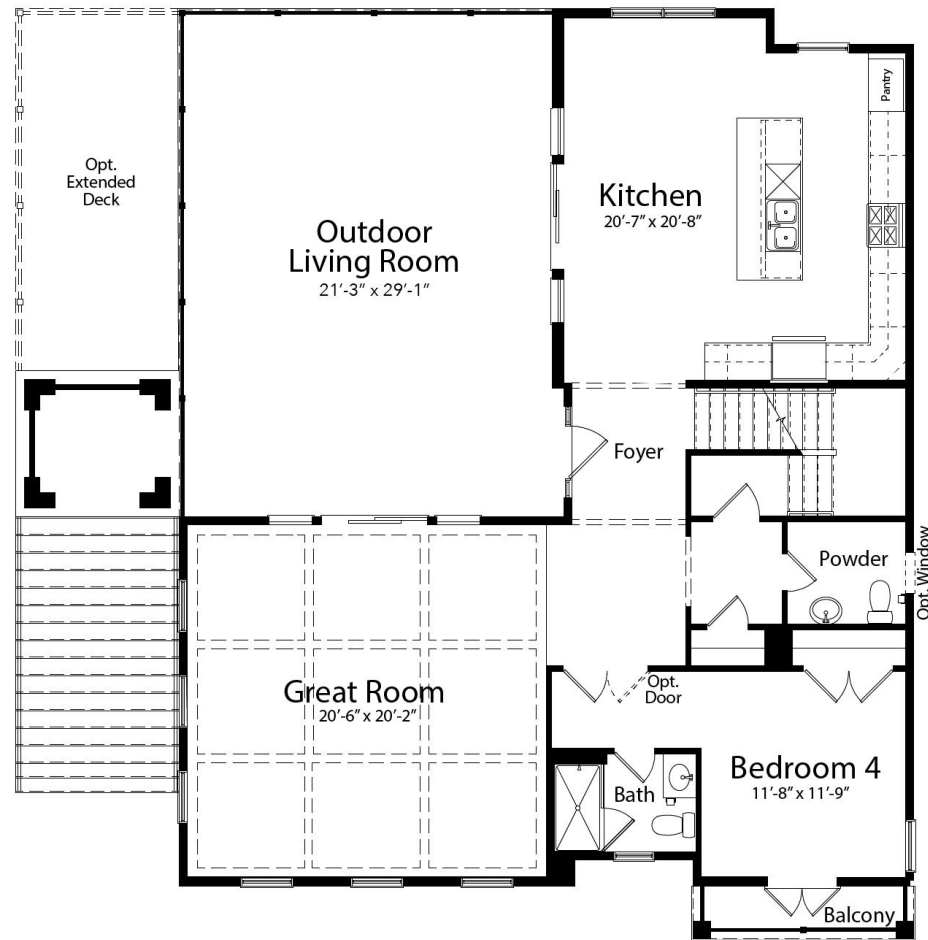
GROUND LEVEL



# THE SANDPIPER FLOOR PLAN

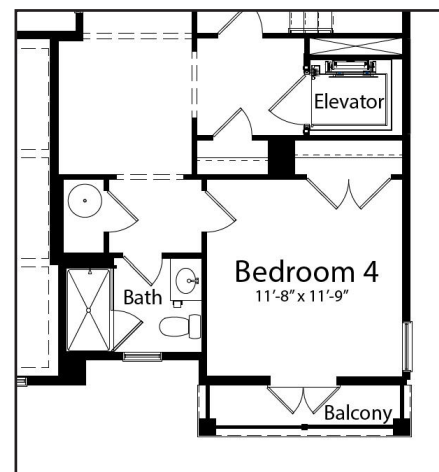
# THE SANDPIPER FLOOR PLAN

## MAIN LEVEL



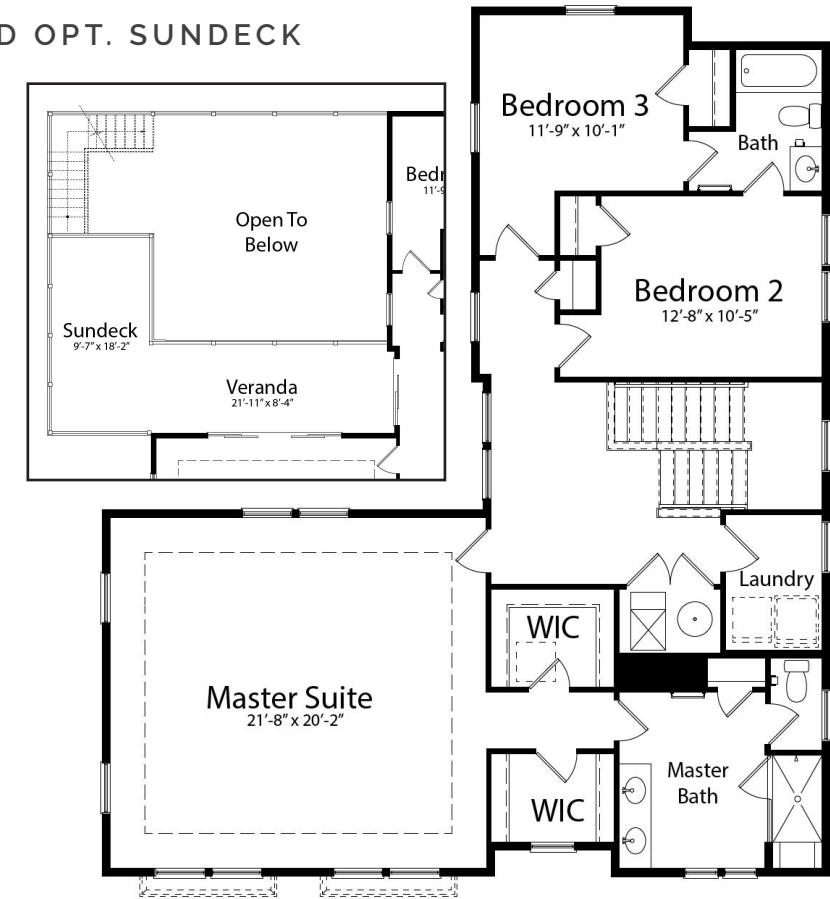
OPTIONAL FIREPLACE

OPTIONAL ELEVATOR

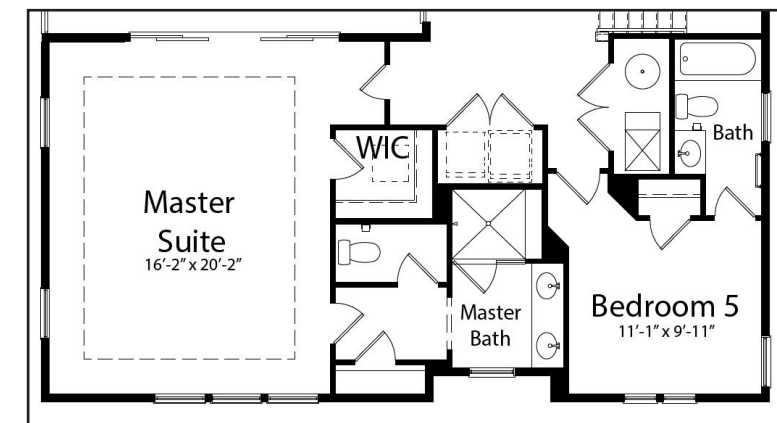


## UPPER LEVEL

OPT. VERANDA AND OPT. SUNDECK WITH OPT. STAIRS



OPTIONAL 5TH BEDROOM







ELEVATION B

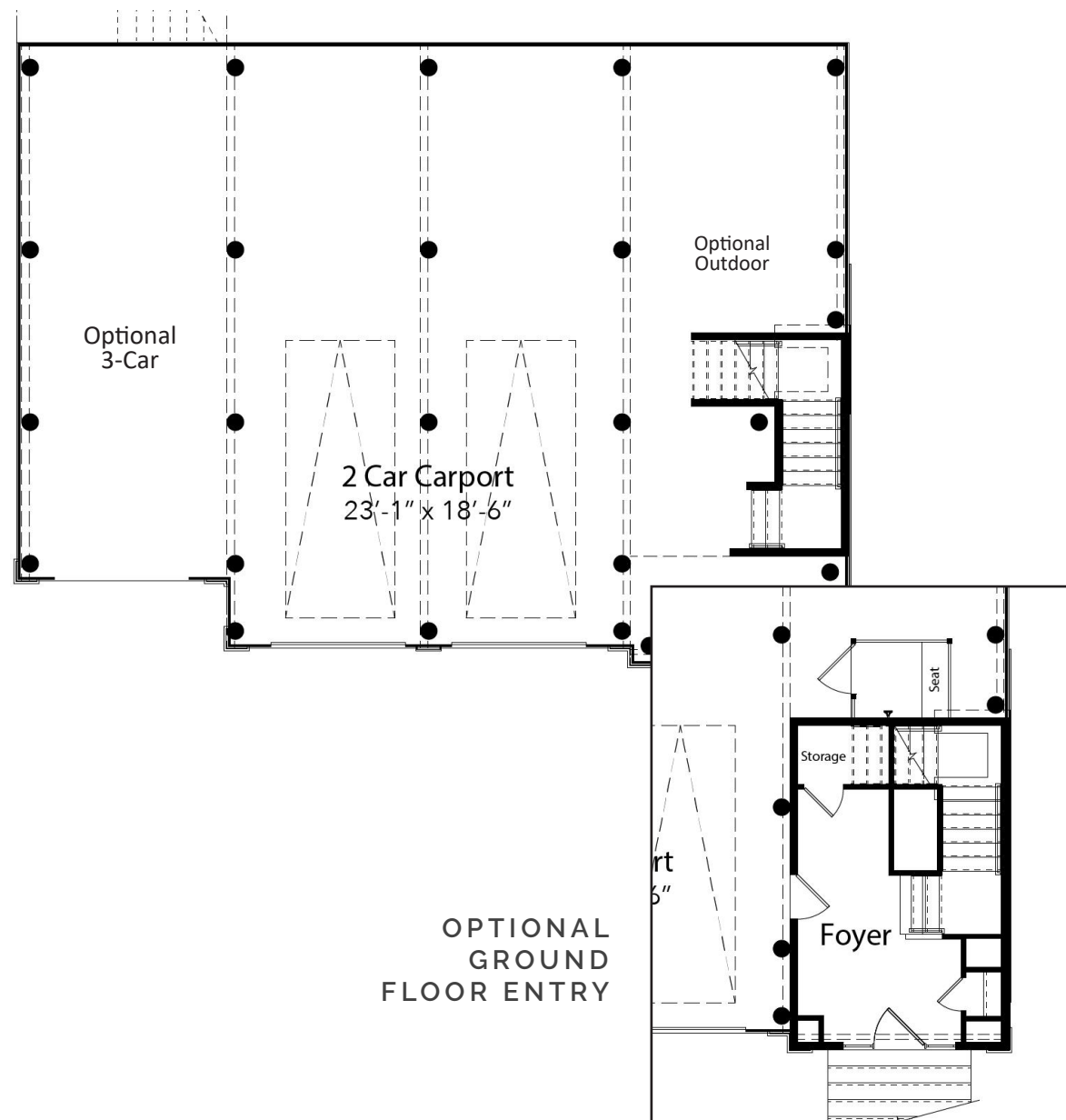


ELEVATION C

# THE MAGNOLIA

AN EVERGREENE COASTAL SERIES HOME

GROUND LEVEL

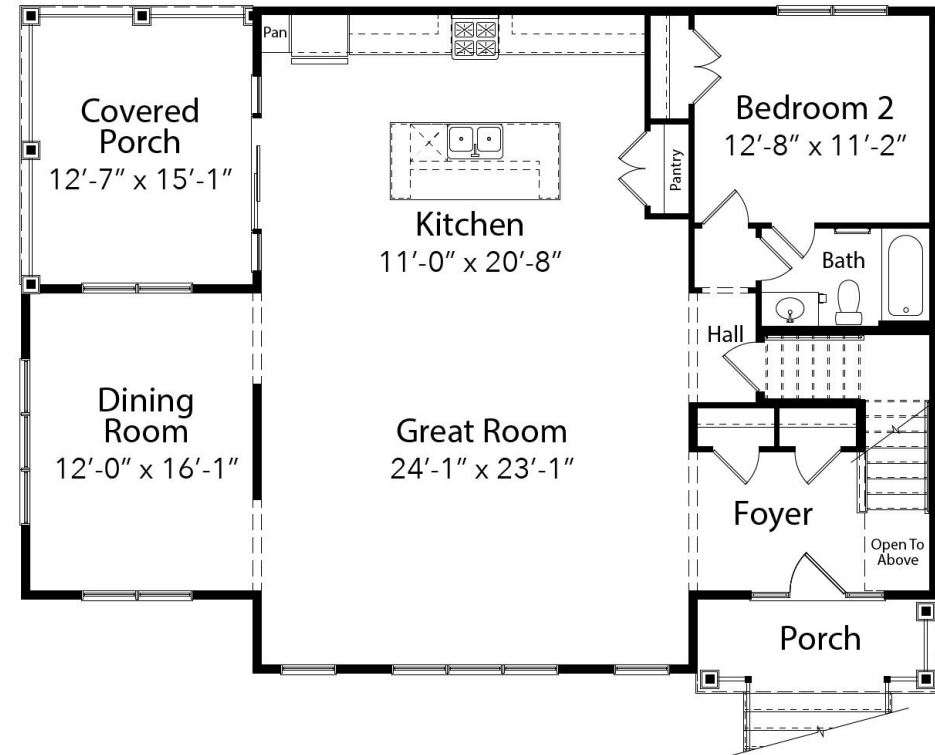


ELEVATION A

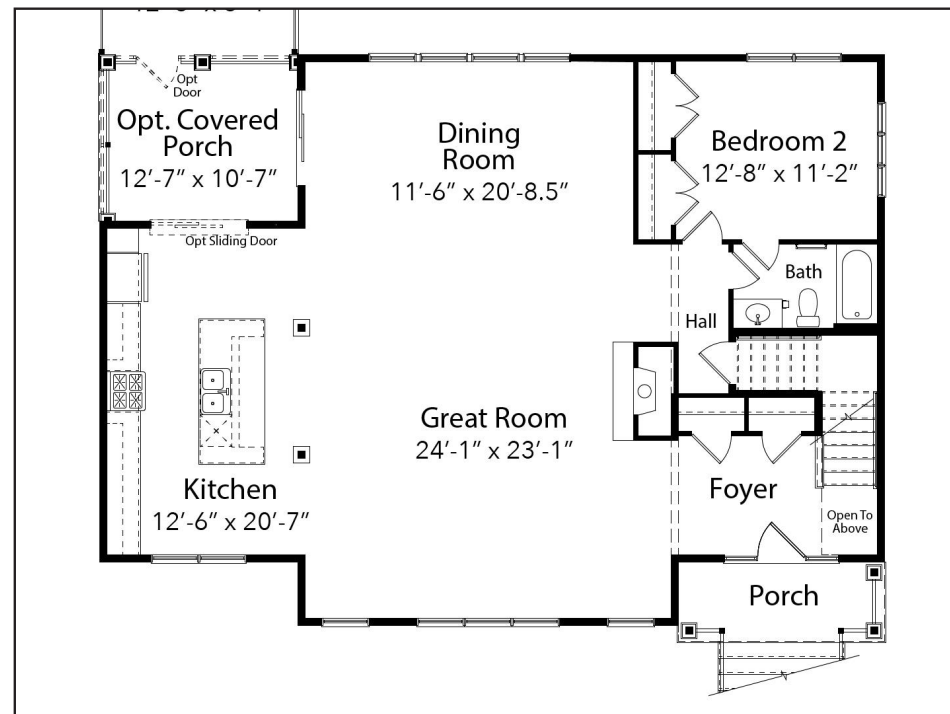


# THE MAGNOLIA FLOOR PLAN

MAIN LEVEL

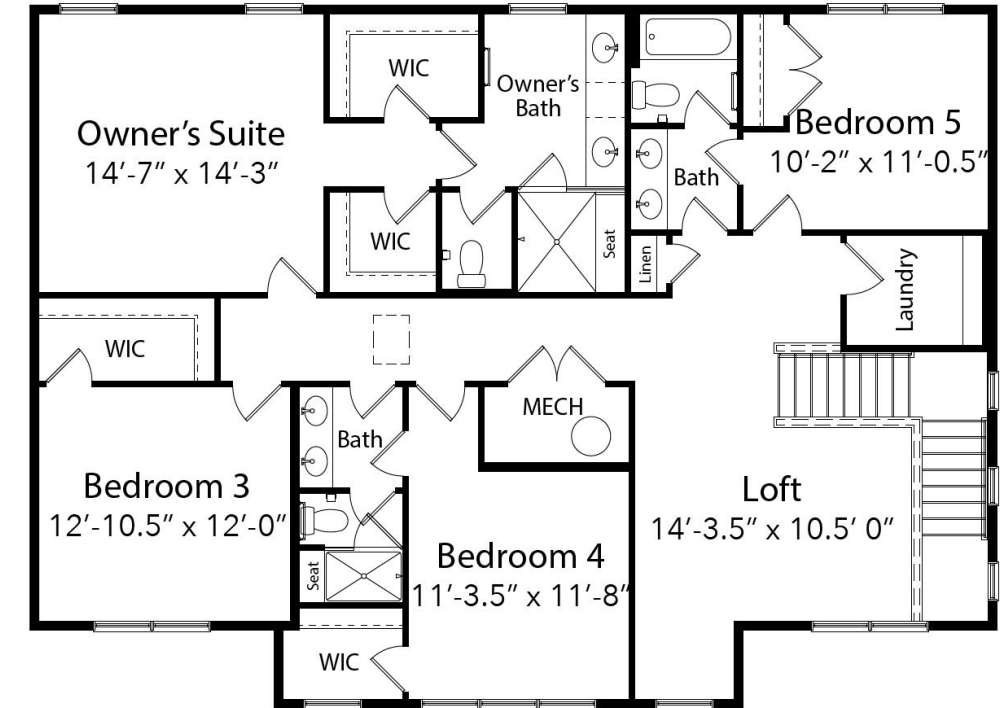


OPTIONAL SIDE KITCHEN LAYOUT

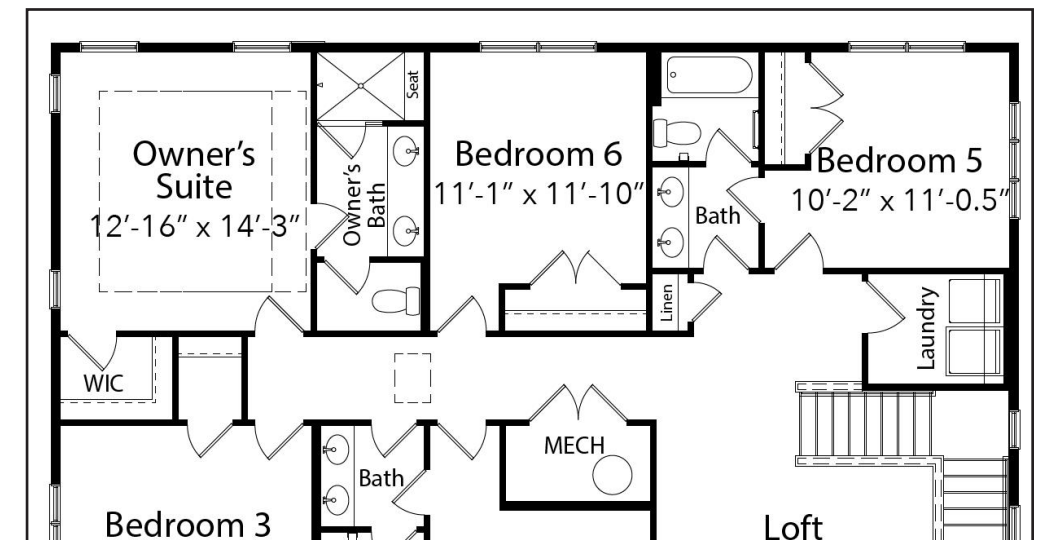


# THE MAGNOLIA FLOOR PLAN

UPPER LEVEL



OPTIONAL 6TH BEDROOM



# AVAILABLE ELEVATIONS

# THE OCEAN PINES

AN EVERGREENE COASTAL SERIES HOME

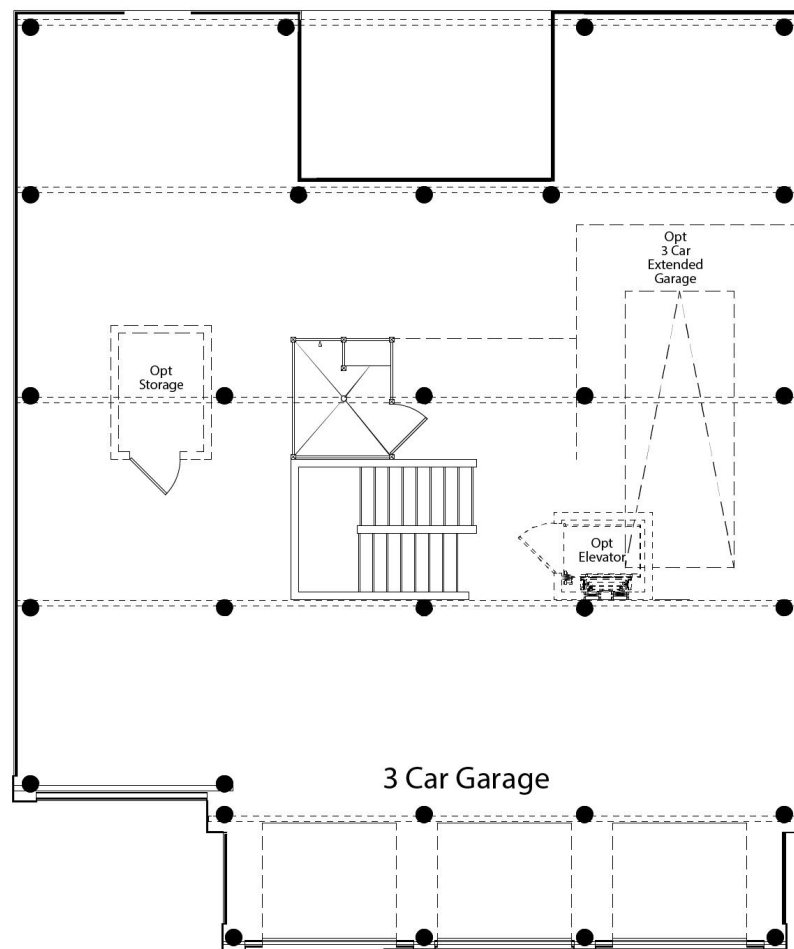


ELEVATION B



ELEVATION C

GROUND LEVEL



ELEVATION A

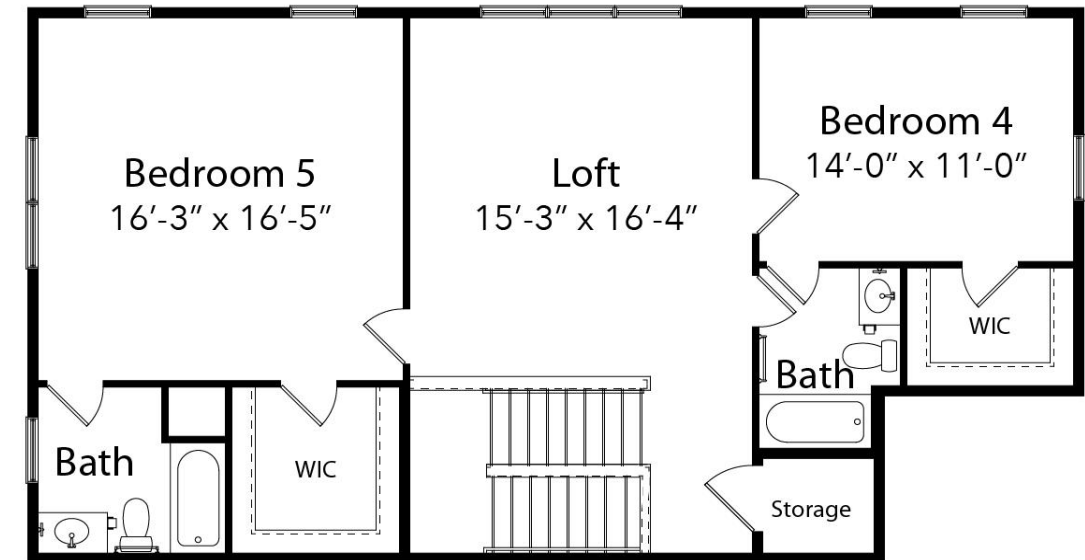
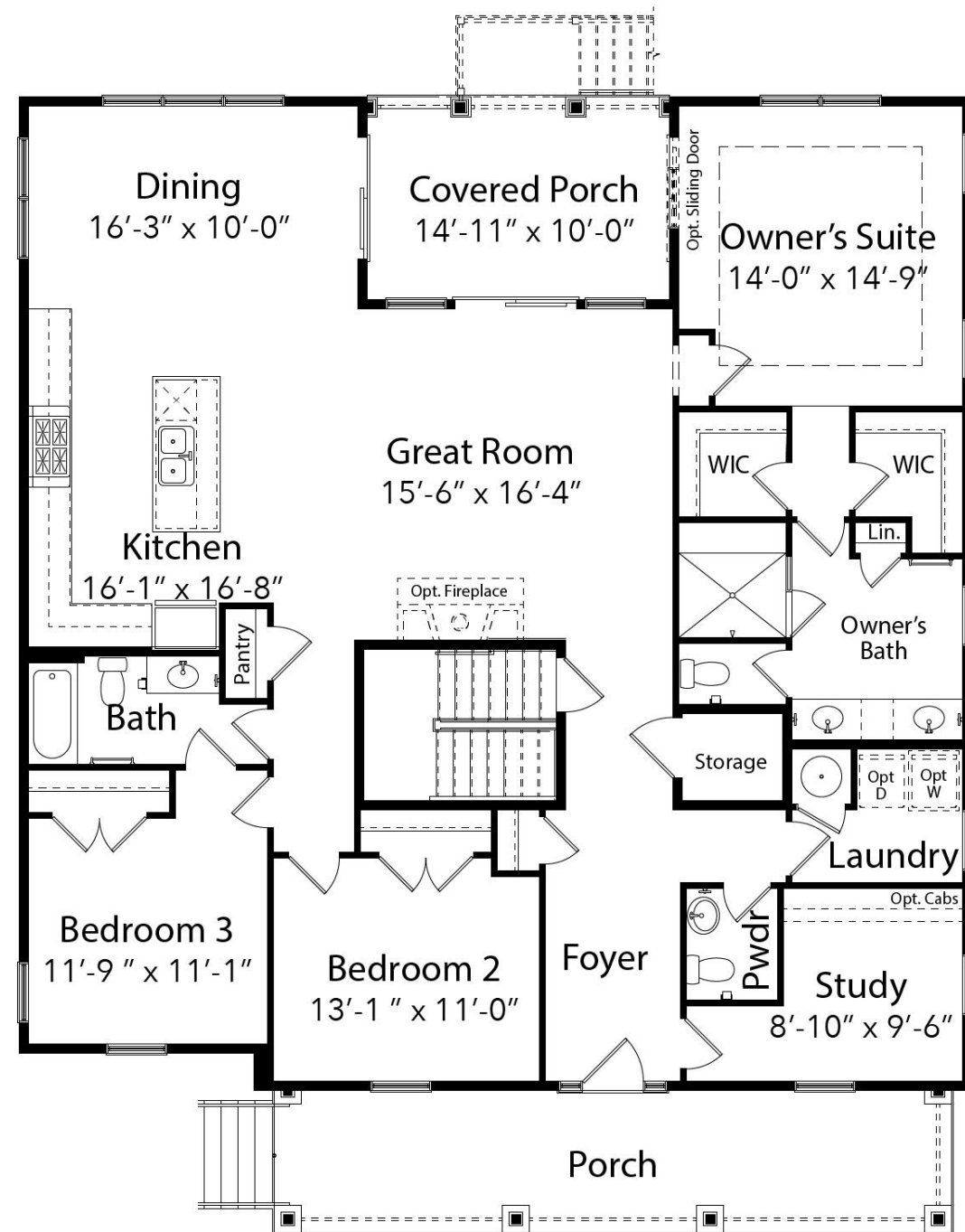


THE  
OCEAN PINES FLOOR PLAN

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  
NMLS # 207996  
Wells Fargo Home Mortgage  
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Cell: 703-627-4772  
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