

COMMUNITY PLAN



LOT PREMIUMS					
LOT 23	\$0	LOT 27	\$10,000	LOT 1	\$20,000
LOT 24	\$0	LOT 28	\$10,000	LOT 2	\$20,000
LOT 25	\$0	LOT 29	\$10,000	LOT 3	\$20,000
				LOT 4	\$20,000

COMMUNITY PRICE SHEET



TURNSTONE 1,830 SF
STARTING AT \$714,900



CAMPBELL 2,730 SF
STARTING AT \$799,900



BAYBERRY 2,850 SF
STARTING AT \$834,900



SANDPIPER 2,898 SF
STARTING AT \$844,900



MAGNOLIA 3,173 SF
STARTING AT \$854,900



OCEAN PINES 3,239 SF
STARTING AT \$864,900

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

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

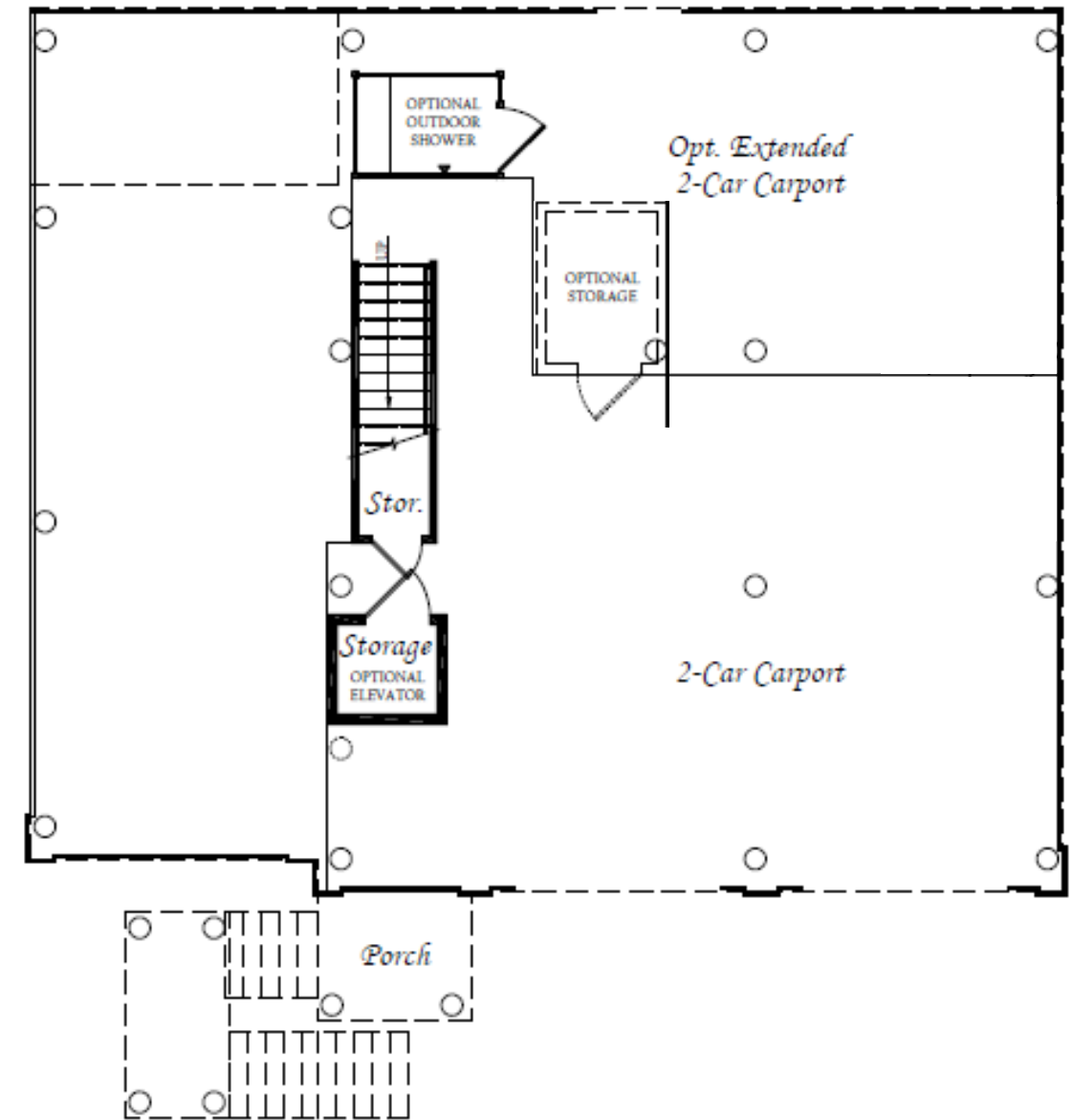
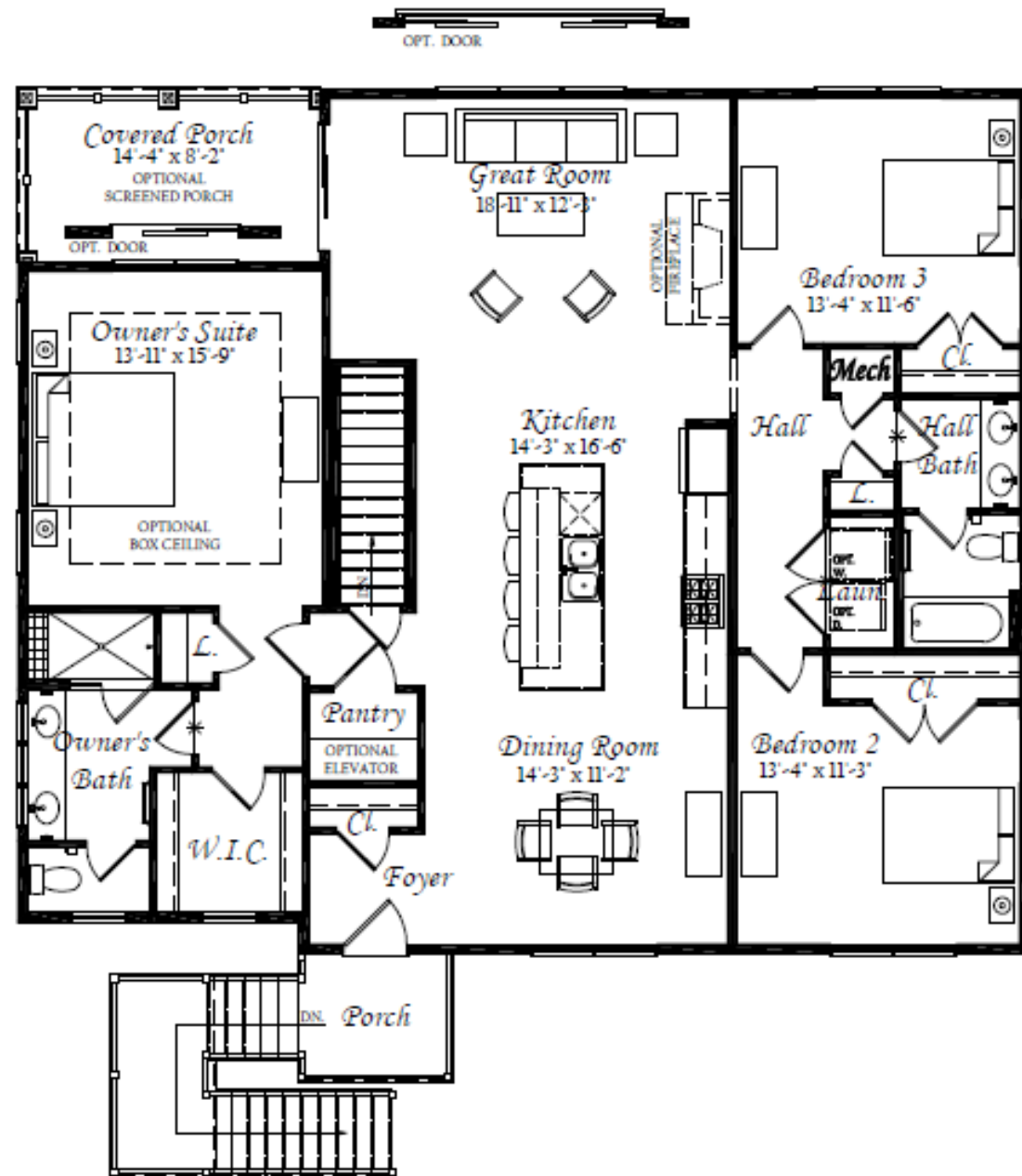


THE TURNSTONE FLOOR PLAN

THE TURNSTONE FLOOR PLAN

MAIN LEVEL

GROUND LEVEL



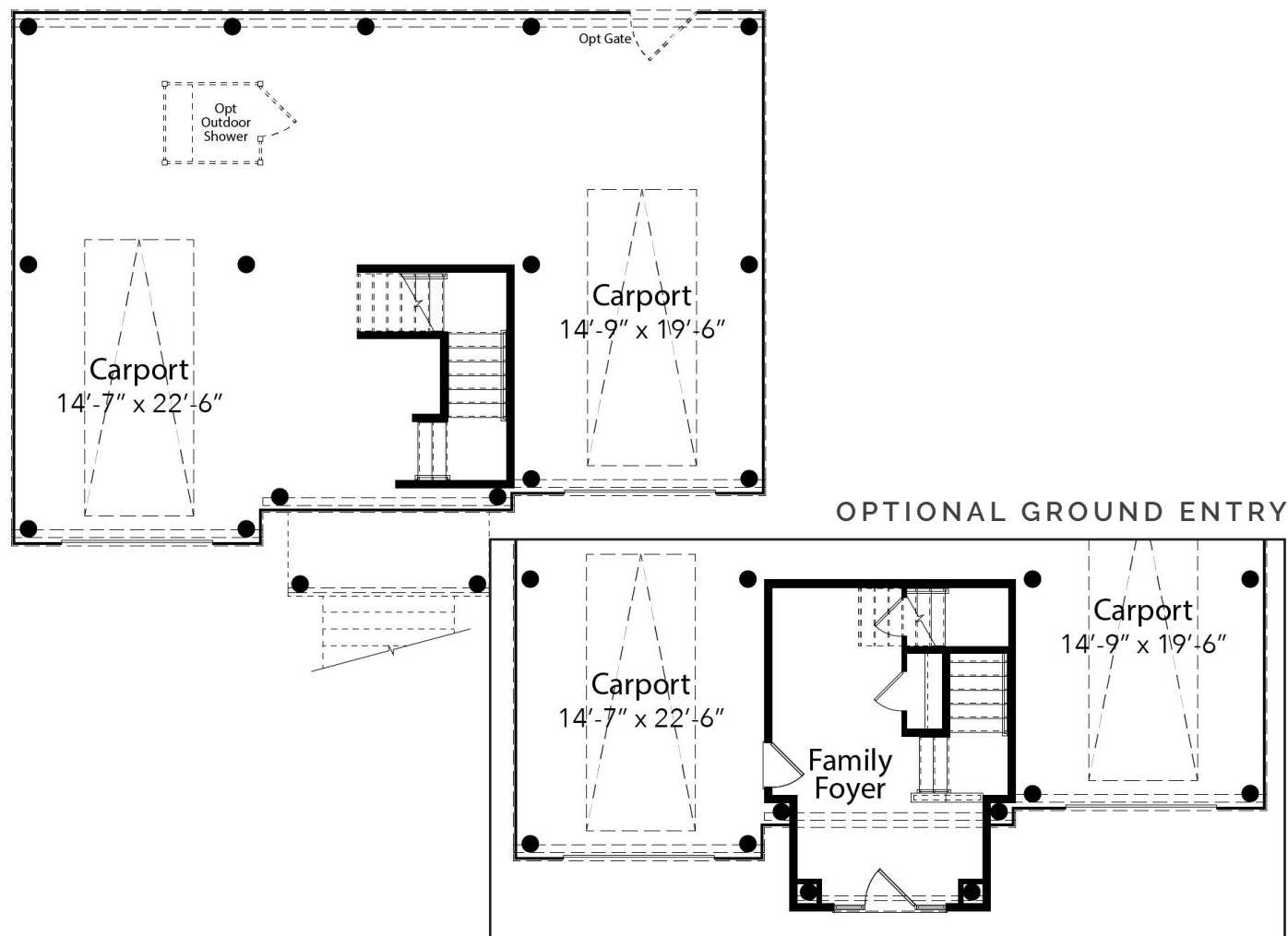


ELEVATION B



ELEVATION C

GROUND LEVEL



ELEVATION A

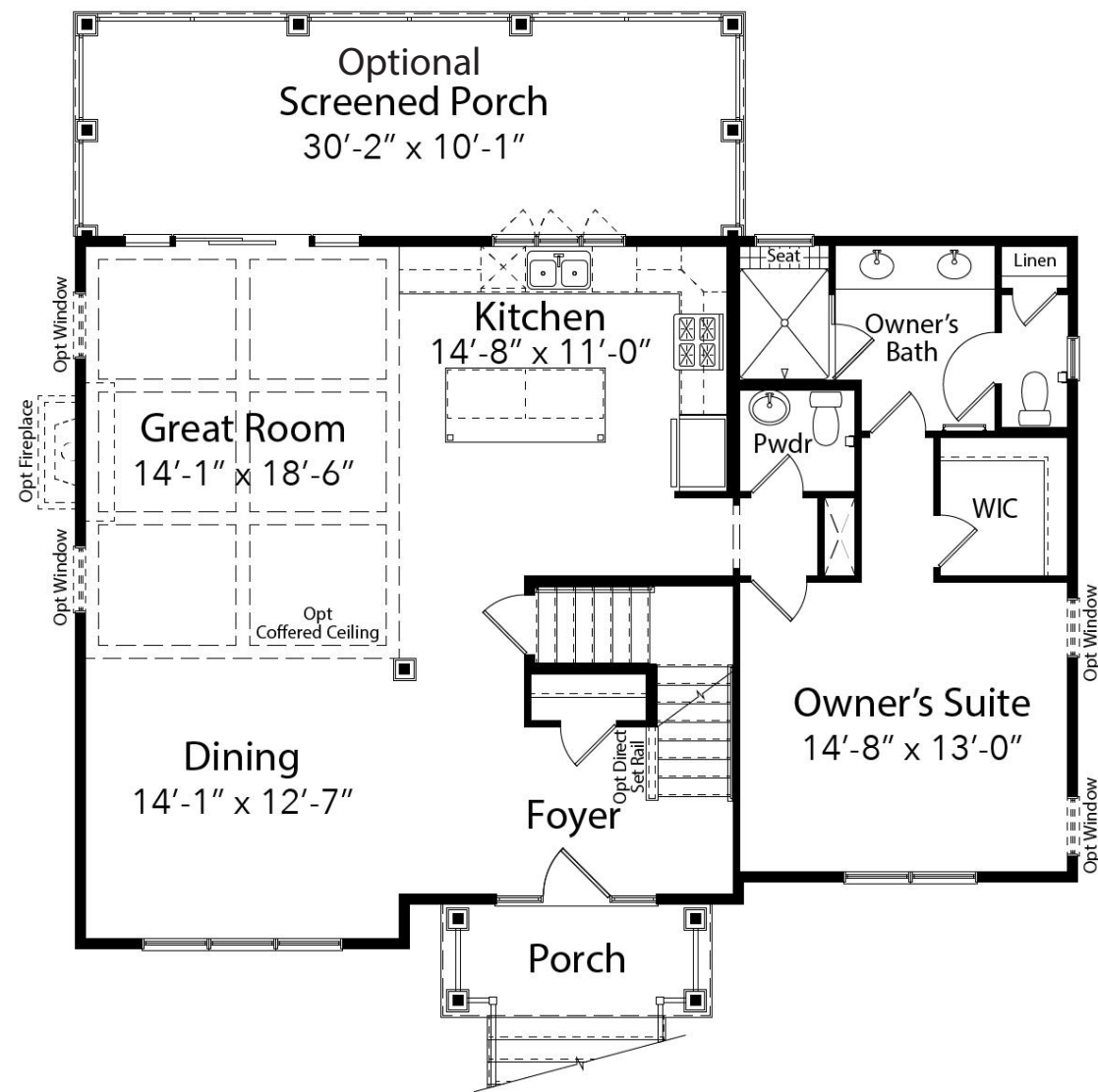


THE
CAMPBELL

AN EVERGREENE COASTAL SERIES HOME

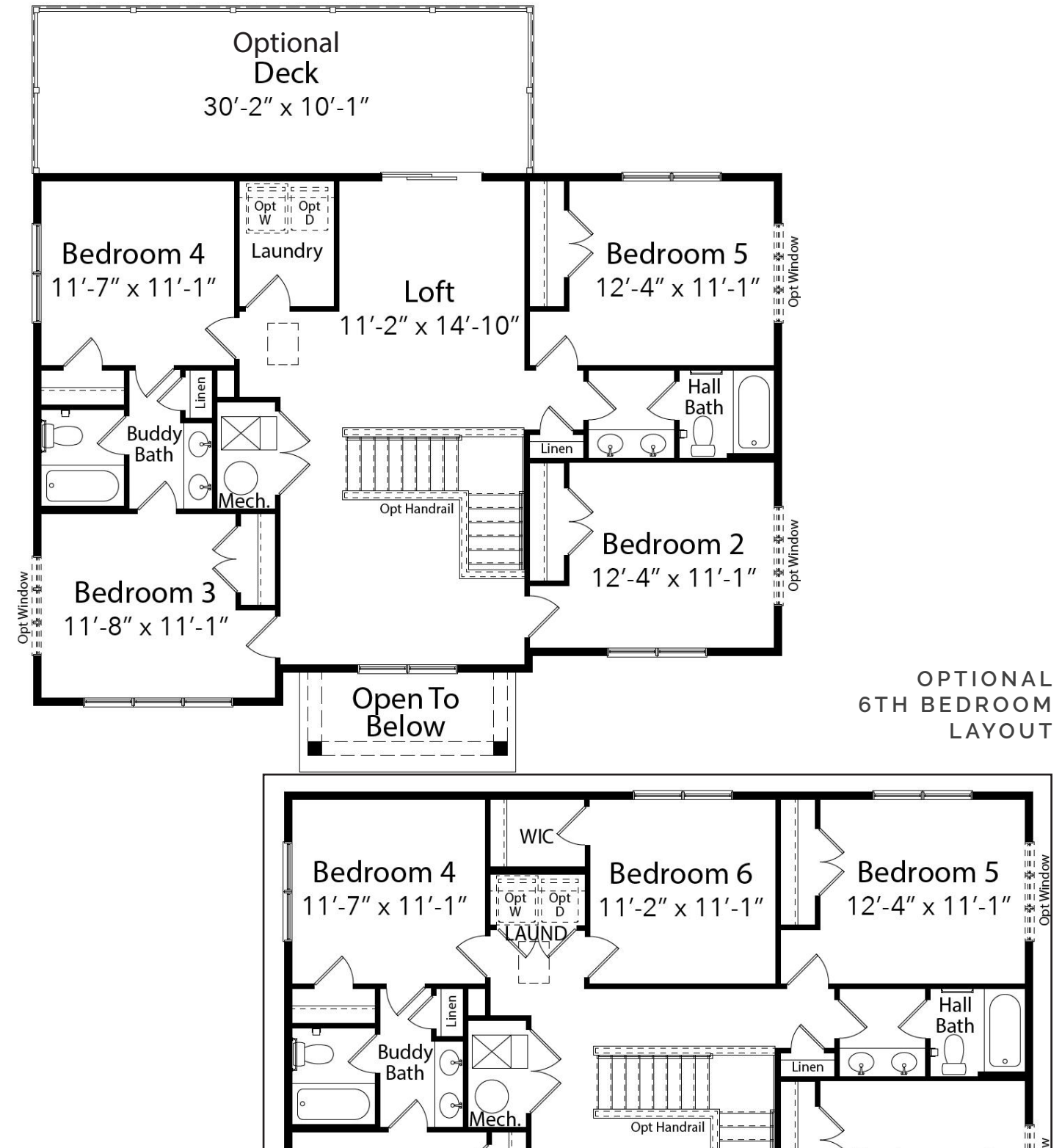
THE
CAMPBELL FLOOR PLAN

MAIN LEVEL



THE
CAMPBELL FLOOR PLAN

UPPER LEVEL



AVAILABLE ELEVATIONS

THE BAYBERRY

AN EVERGREENE COASTAL SERIES HOME

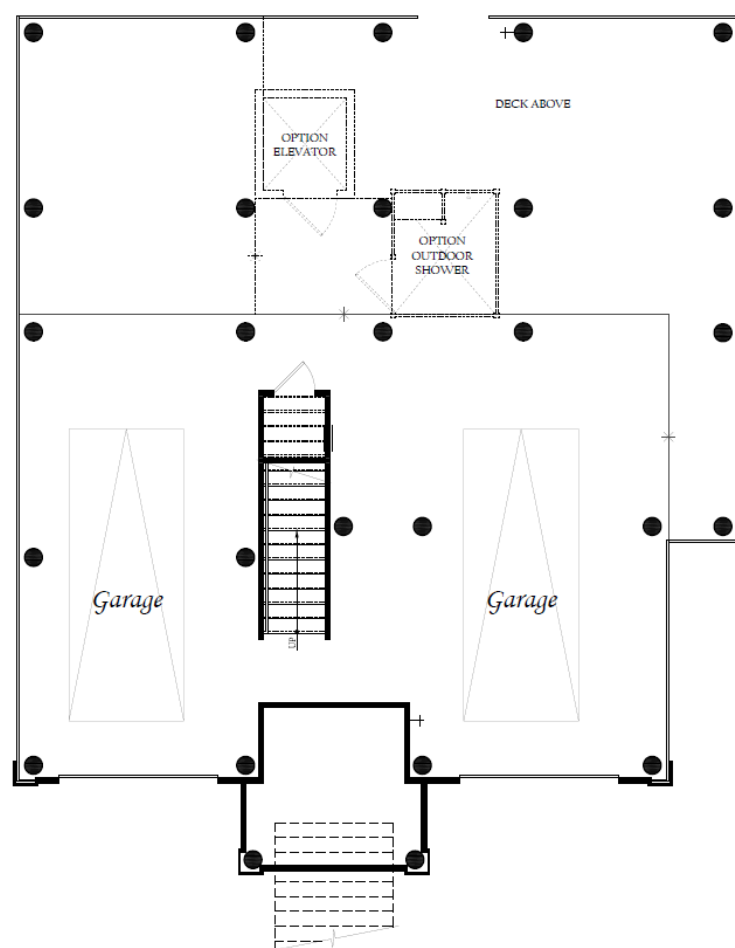


ELEVATION B



ELEVATION C

GROUND LEVEL



ELEVATION A

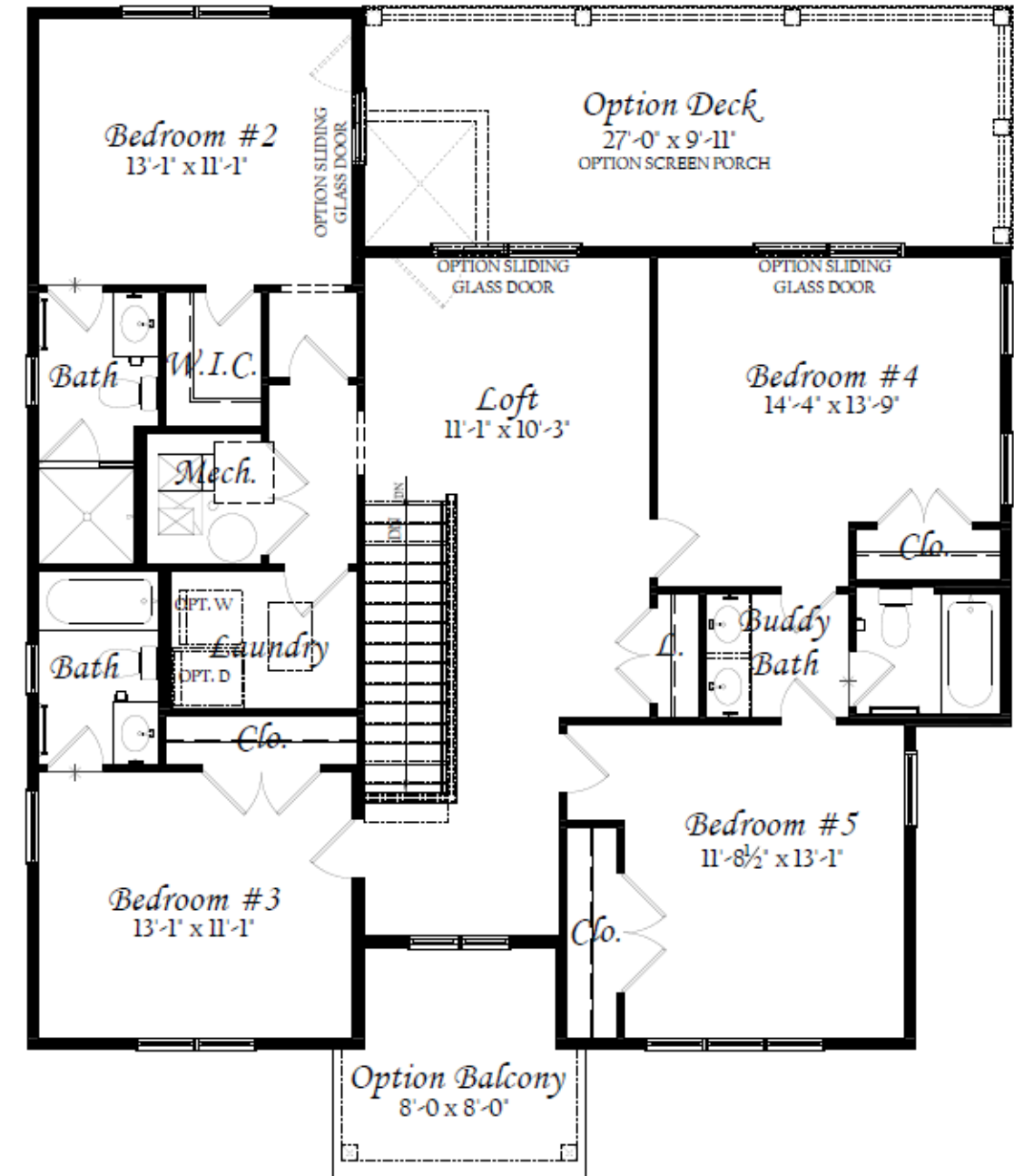
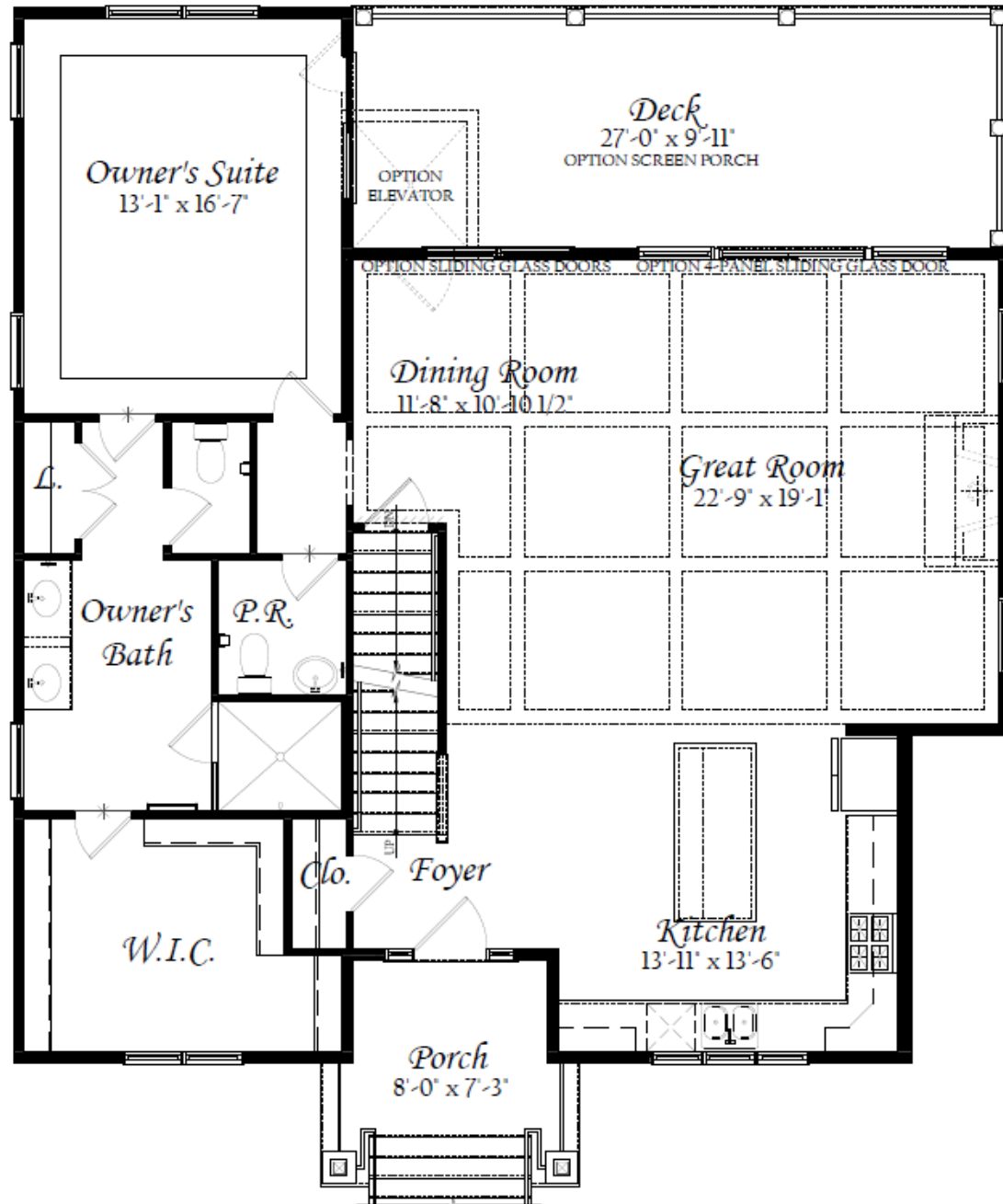


THE
BAYBERRY FLOOR PLAN

THE
BAYBERRY FLOOR PLAN

MAIN LEVEL

UPPER LEVEL



AVAILABLE ELEVATIONS

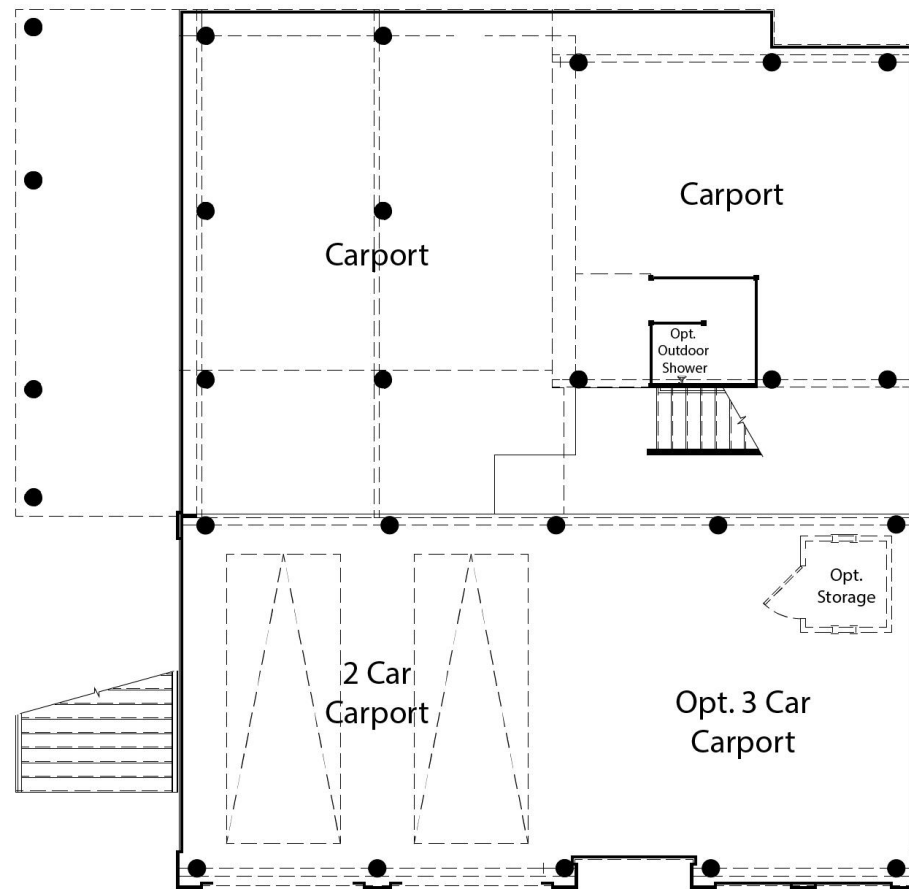


ELEVATION B *SHUTTERS OPTIONAL*



ELEVATION C *SHUTTERS OPTIONAL*

GROUND LEVEL



ELEVATION A *SHUTTERS OPTIONAL*



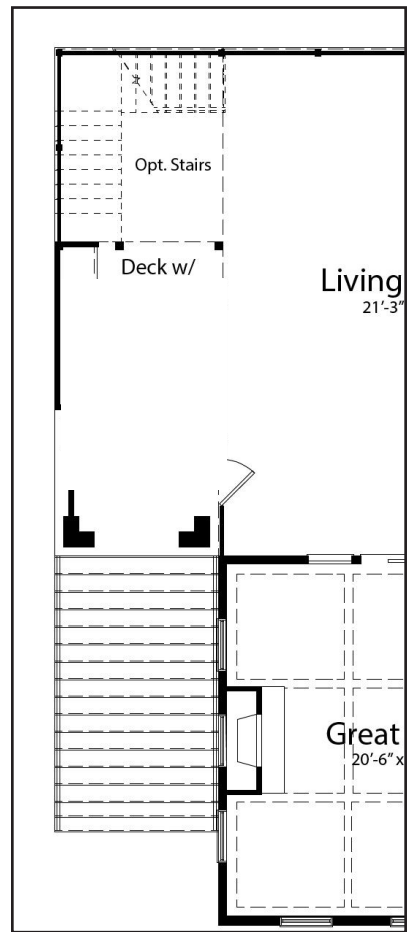
THE SANDPIPER FLOOR PLAN

THE SANDPIPER FLOOR PLAN

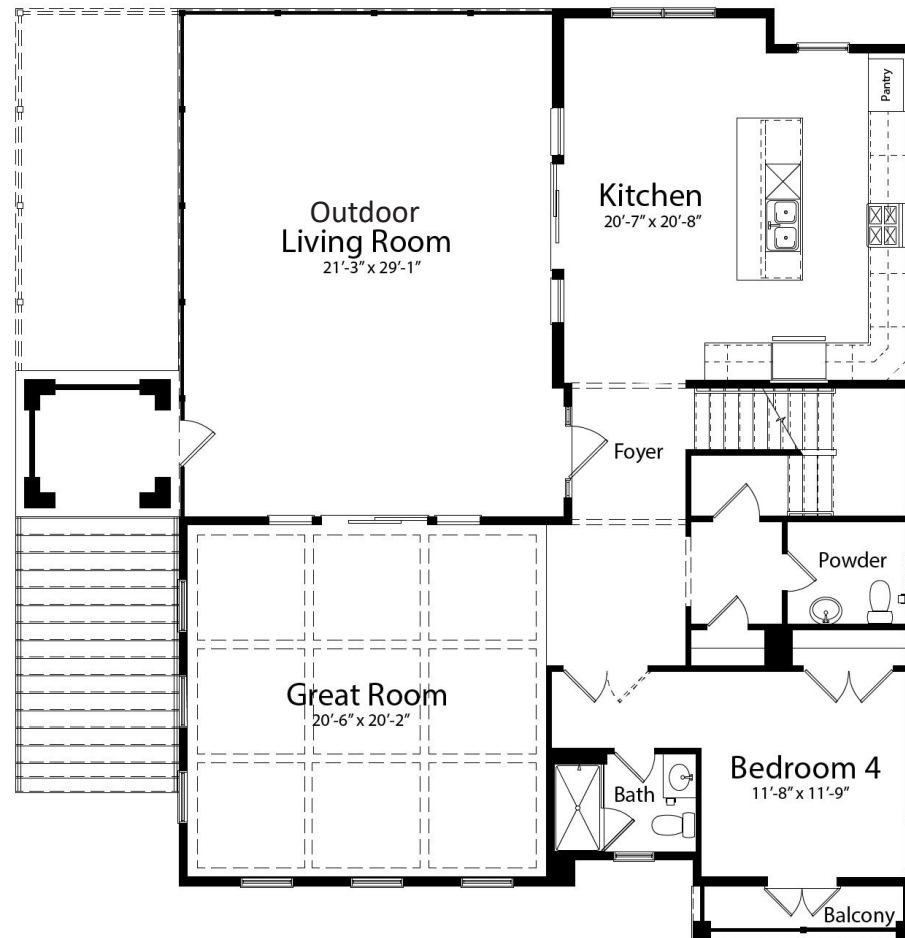
MAIN LEVEL

UPPER LEVEL

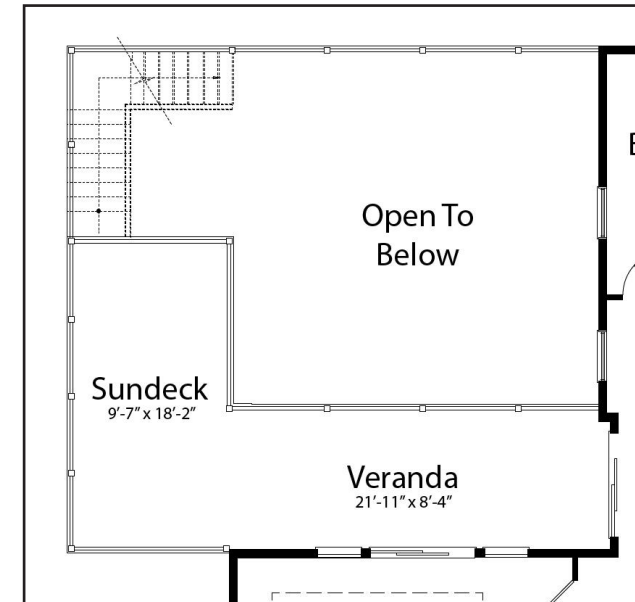
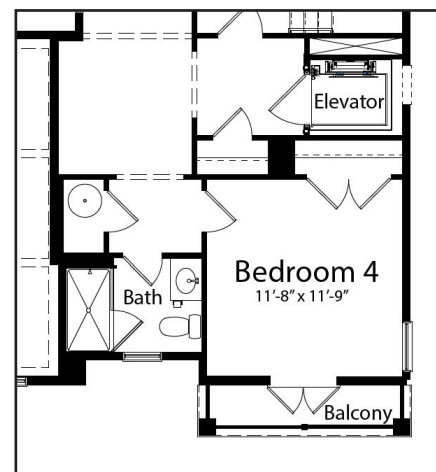
OPTIONAL EXTENDED DECK AND OPTIONAL STAIRS TO SUNDECK ABOVE



OPTIONAL FIREPLACE

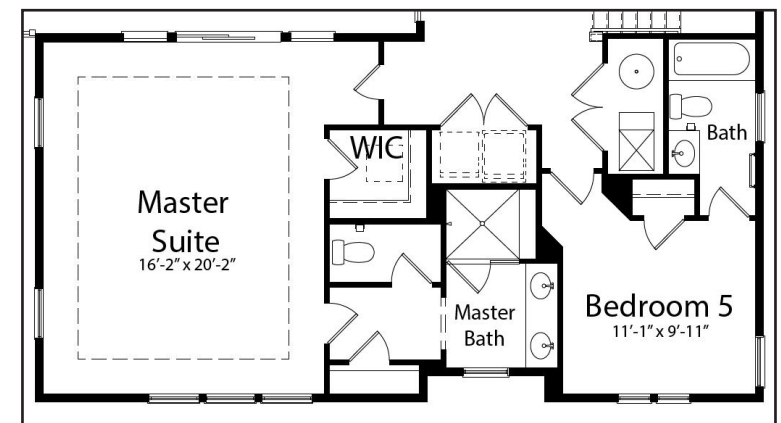
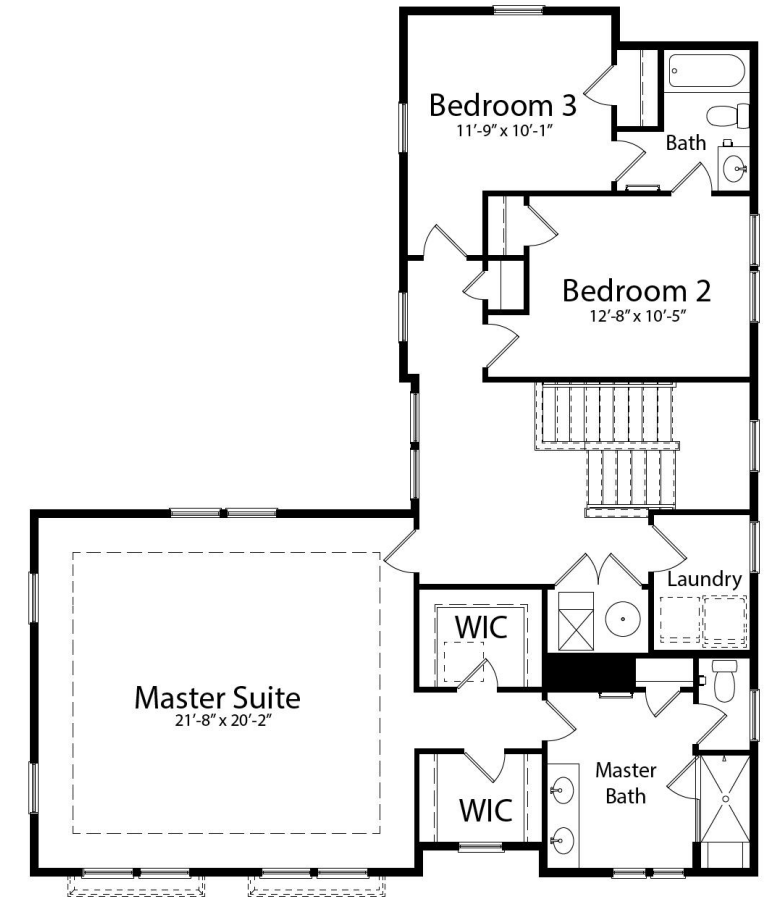


OPTIONAL ELEVATOR



OPT. VERANDA AND OPT. SUNDECK WITH OPT. STAIRS

OPTIONAL 5TH BEDROOM





ELEVATION B

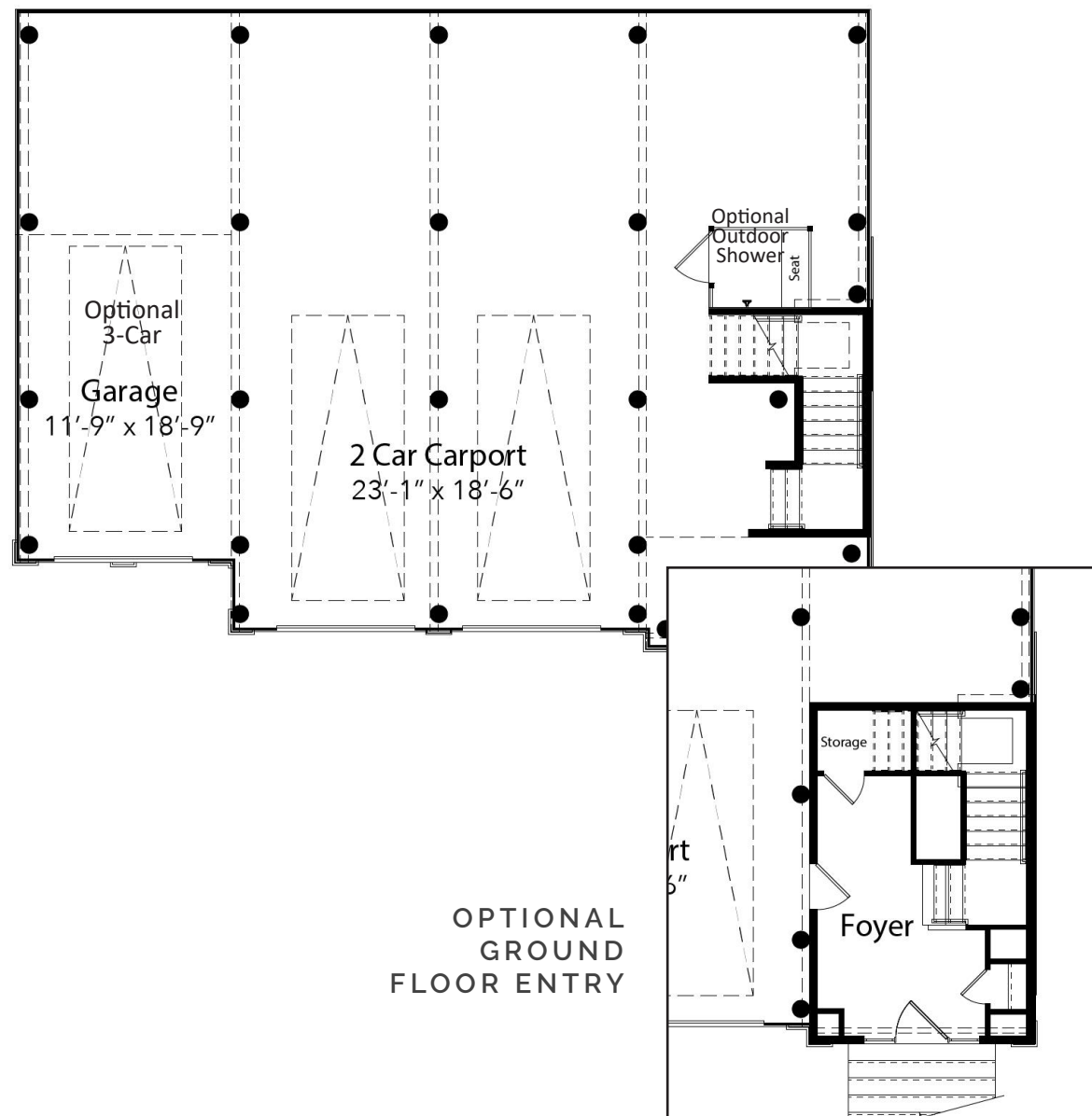


ELEVATION C

THE MAGNOLIA

AN EVERGREENE COASTAL SERIES HOME

GROUND LEVEL



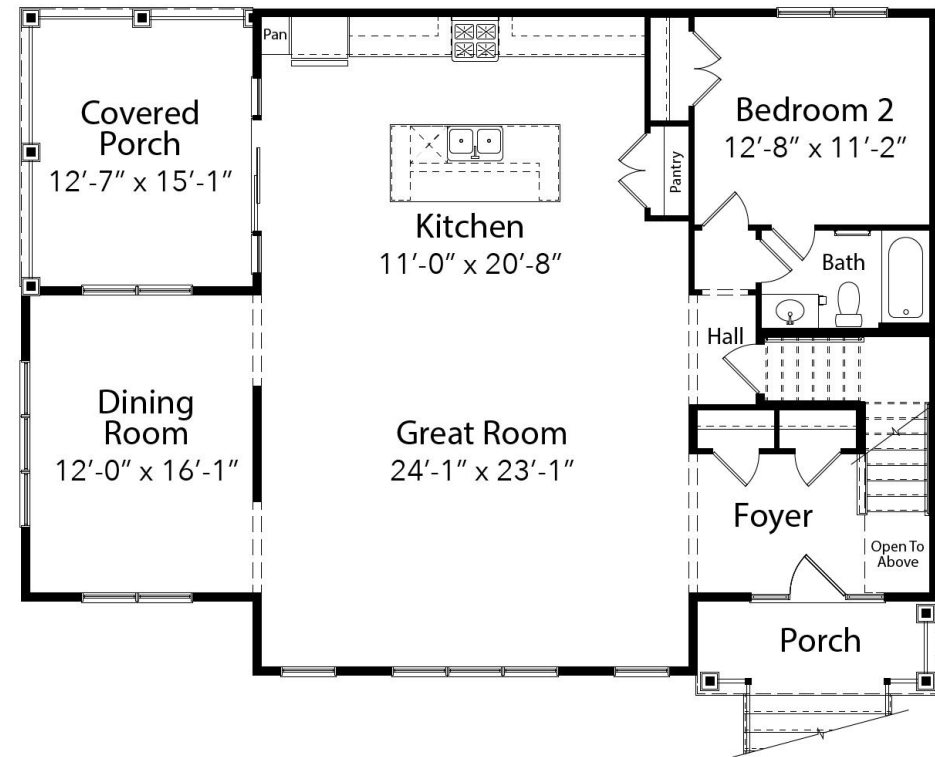
ELEVATION A



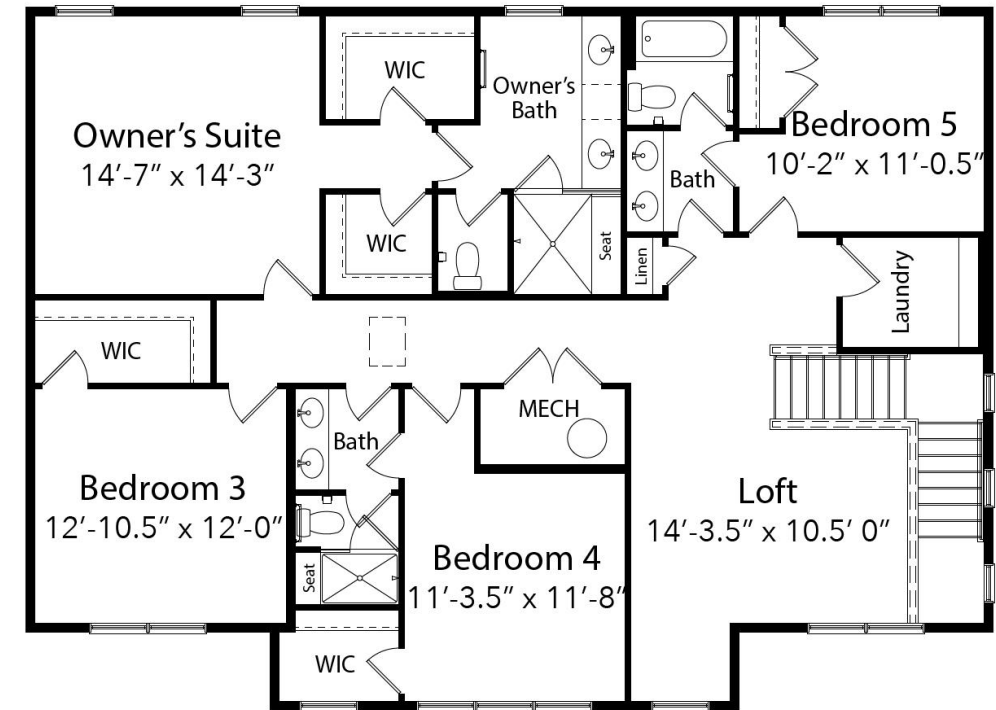
THE
MAGNOLIA FLOOR PLAN

THE
MAGNOLIA FLOOR PLAN

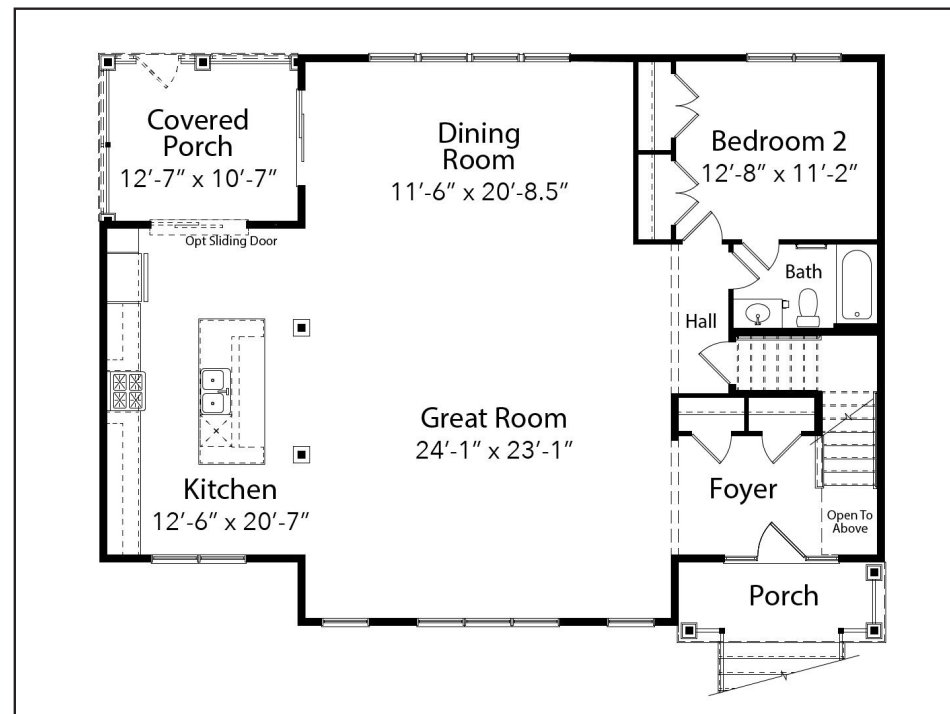
MAIN LEVEL



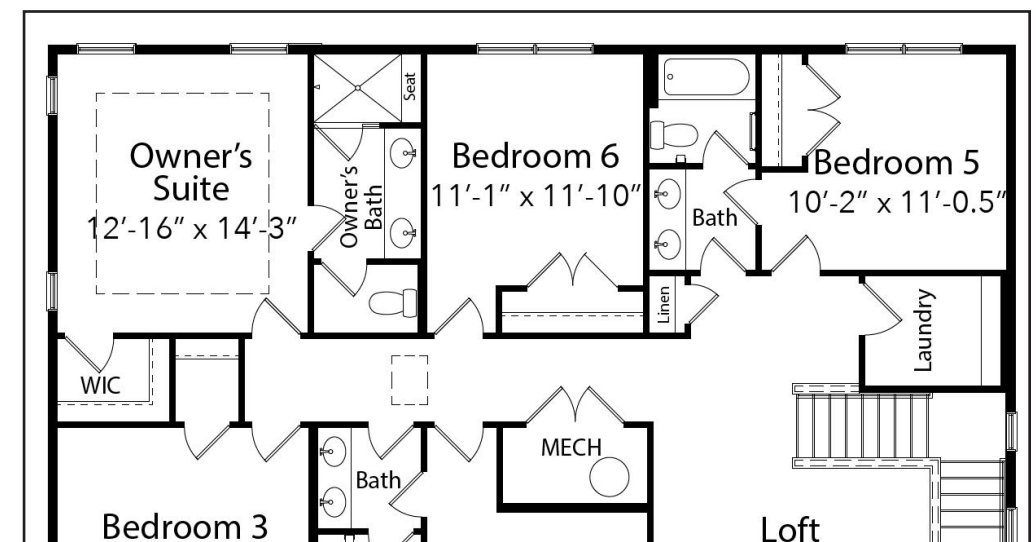
UPPER LEVEL



OPTIONAL
SIDE KITCHEN
LAYOUT



OPTIONAL 6TH BEDROOM



AVAILABLE ELEVATIONS

THE OCEAN PINES

AN EVERGREENE COASTAL SERIES HOME

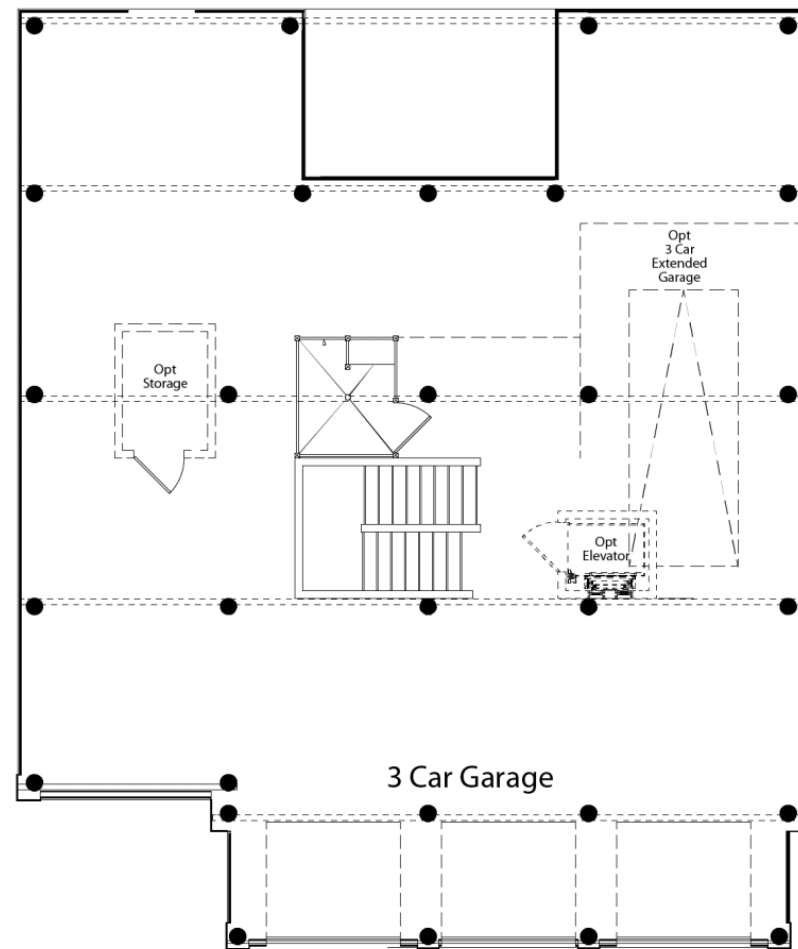


ELEVATION B



ELEVATION C

GROUND LEVEL

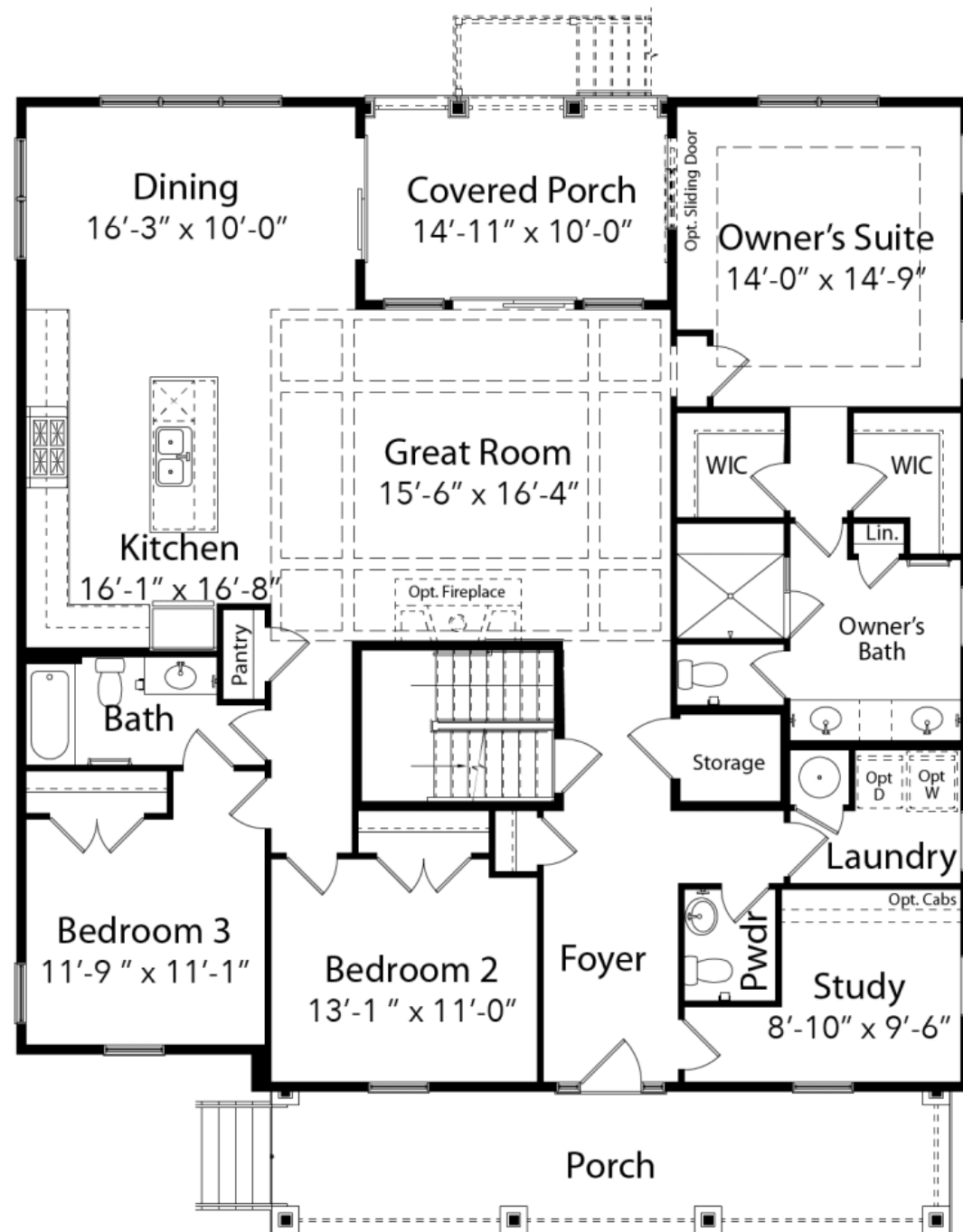


ELEVATION A



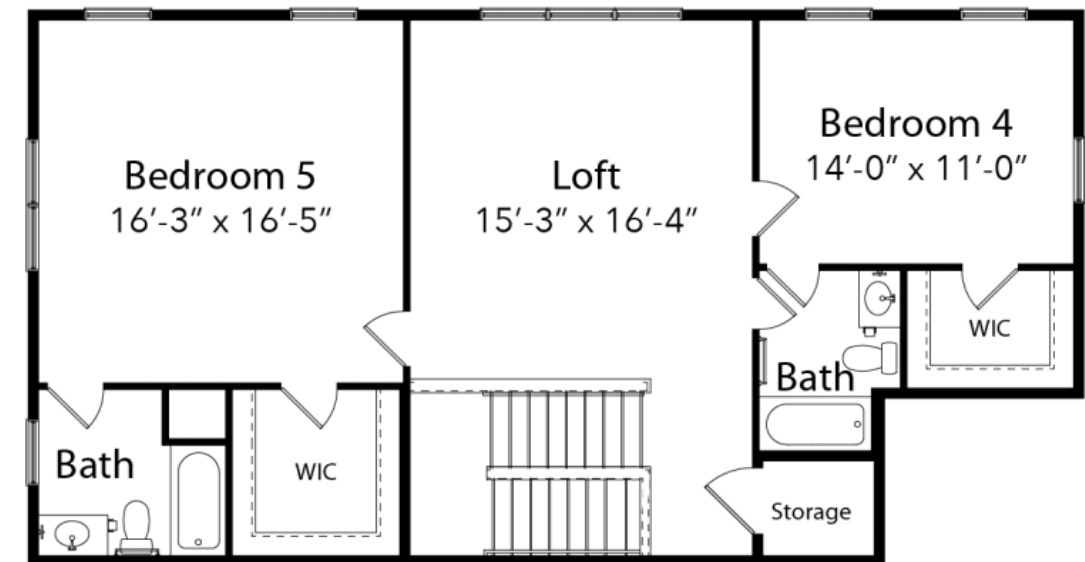
THE
OCEAN PINES FLOOR PLAN

MAIN LEVEL



THE
OCEAN PINES FLOOR PLAN

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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Cell: 410.599.6097
Daniel.Murtaugh@wesbanco.com



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Truist Bank
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Jamie.wetzelberger@truist.com

Tatiana Camper
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Phone: 302.537.1147
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