IRONWOOD

FRANKFORD, DE

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			

MyEvergreeneHome.com

1.855.54.BEACH

Sales@EvergreeneHomes.com

03/22/24EH



IRONWOOD

FRANKFORD, DE

COMMUNITY PRICE SHEET



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



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

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IRONWOOD FRANKFORD, DE

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

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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

Ruver	Initial		

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EQUAL HOUSING OPPORTUNITY

MHBR NO. 6243

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IRONWOOD FRANKFORD, DE

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.



THE

AVAILABLE ELEVATIONS

TURNSTONE

AN EVERGREENE COASTAL SERIES HOME



ELEVATION A (shown on cover)



ELEVATION B



ELEVATION C







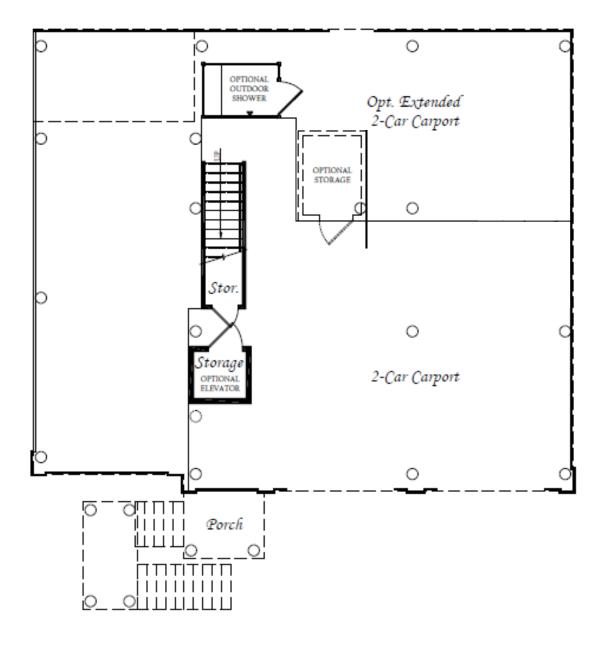
TURNSTONE FLOOR PLAN

TURNSTONE FLOOR PLAN

MAIN LEVEL -

Covered Porch 14'-4" x 8'-2" Great Room OPTIONAL SCREENED PORCH Bedroom 3 13'-4" x 11'-6" Owner's Suite 13'-11' x 15'-9' Kitchen 14'-3' x 16'-6' OPTIONAL BOX CEILING Pantry Dining Room 14'-3' x 11'-2' Bedroom 2 ELEVATOR 13'-4" x 11'-3"

GROUND LEVEL

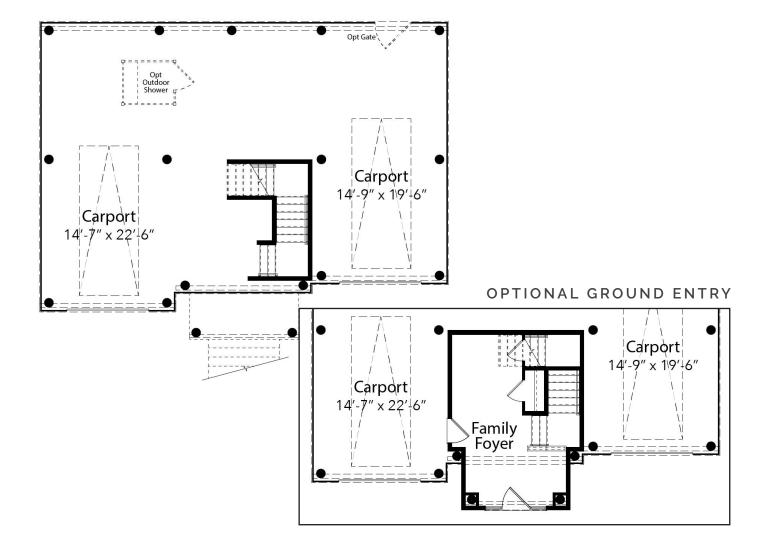




ELEVATION B

ELEVATION C

GROUND LEVEL



THE

CAMPBELL

AN EVERGREENE COASTAL SERIES HOME



ELEVATION A

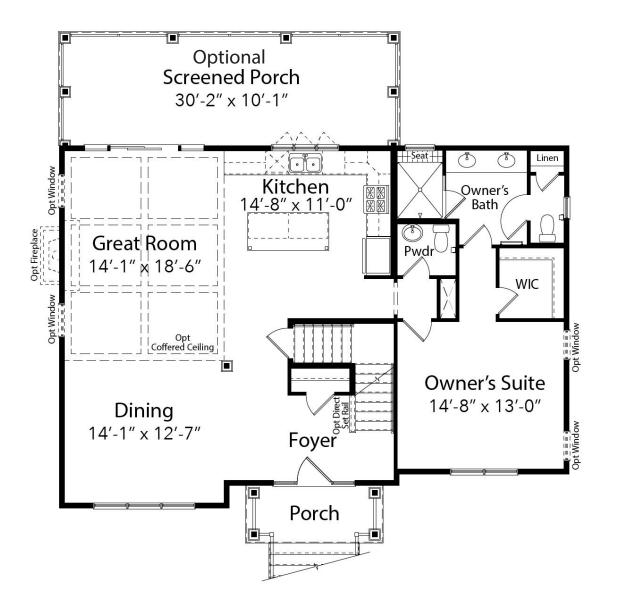


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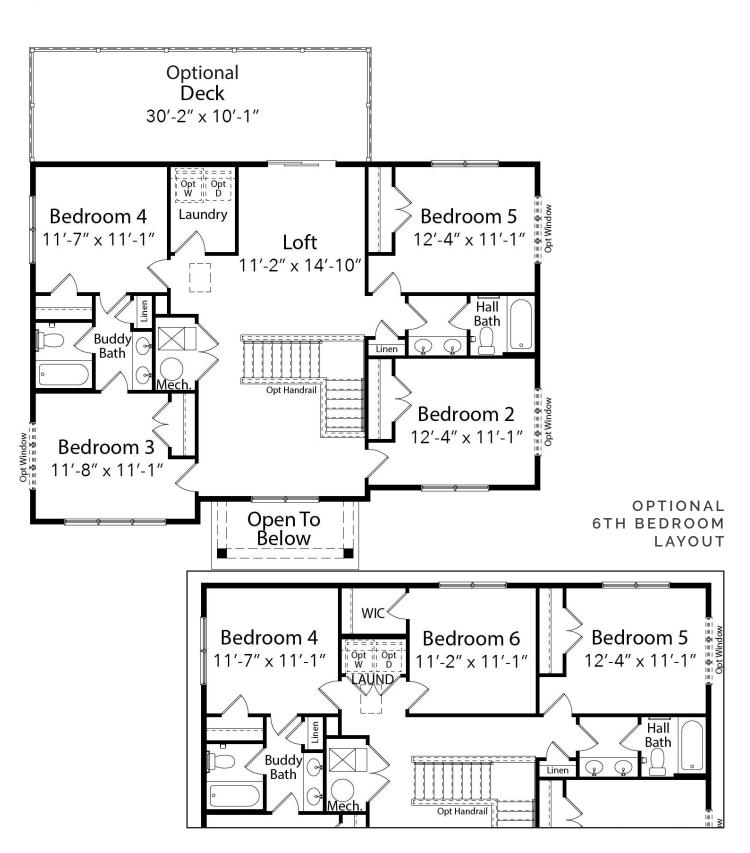
CAMPBELL FLOOR PLAN

CAMPBELL FLOOR PLAN

MAIN LEVEL ----



UPPER LEVEL



THE

AVAILABLE ELEVATIONS

BAYBERRY

AN EVERGREENE COASTAL SERIES HOME

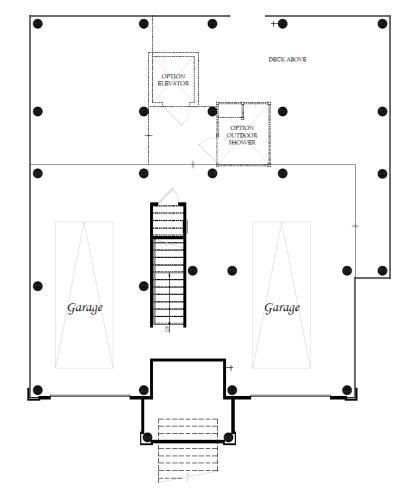






ELEVATION C

GROUND LEVEL-





ELEVATION A

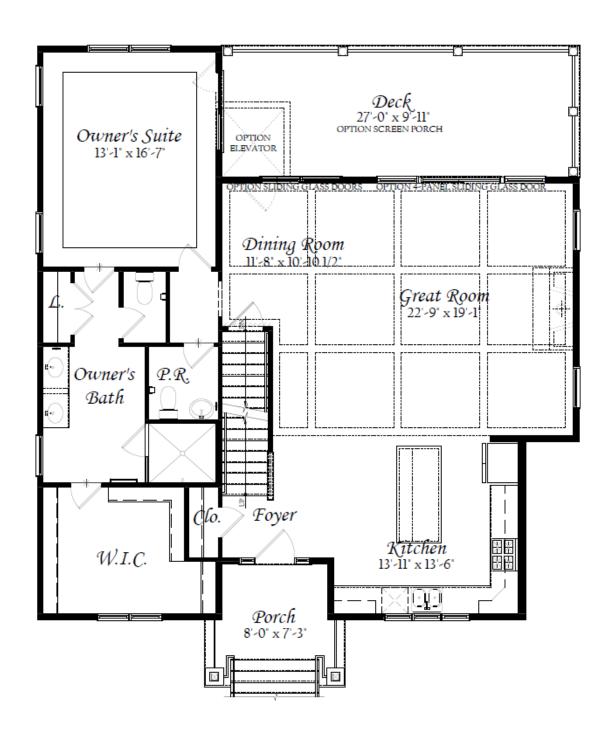


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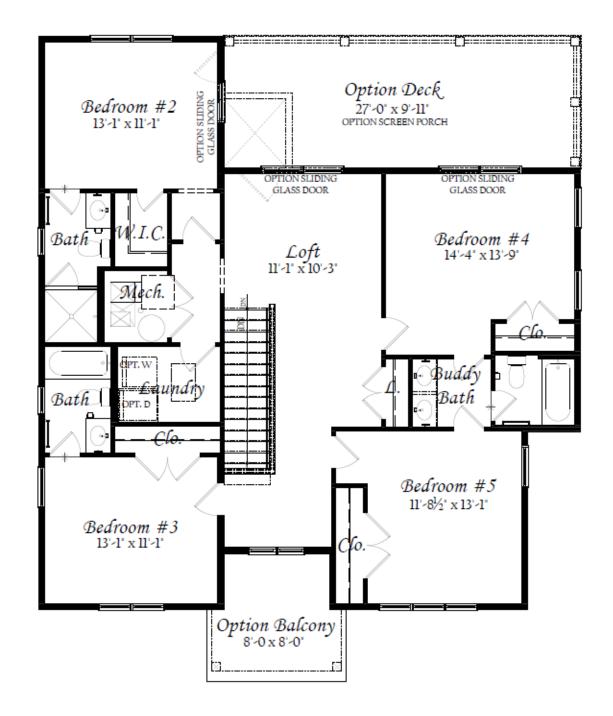
BAYBERRY FLOOR PLAN

BAYBERRY FLOOR PLAN

MAIN LEVEL -



UPPER LEVEL ———



THE

AVAILABLE ELEVATIONS

SANDPIPER

AN EVERGREENE COASTAL SERIES HOME

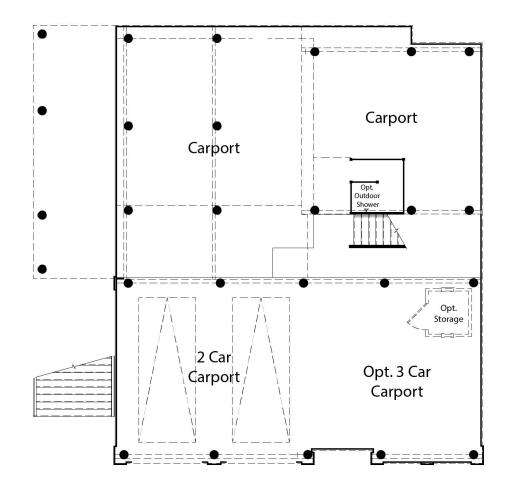


ELEVATION B SHUTTERS OPTIONAL



ELEVATION C SHUTTERS OPTIONAL

GROUND LEVEL-





ELEVATION A SHUTTERS OPTIONAL



02/28/24EH

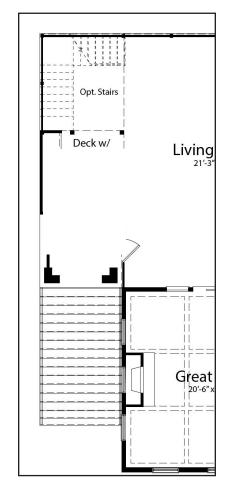
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SANDPIPER FLOOR PLAN

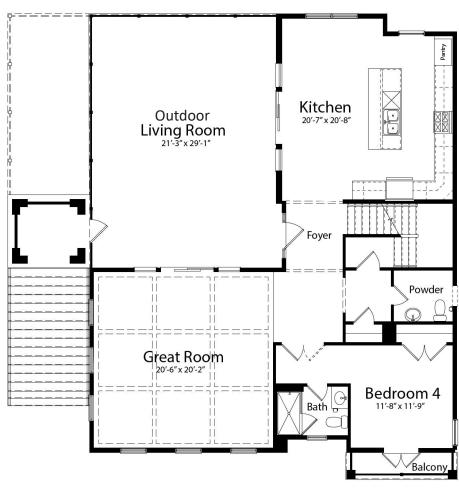
SANDPIPER FLOOR PLAN

MAIN LEVEL -

OPTIONAL EXTENDED DECK AND OPTIONAL STAIRS TO SUNDECK ABOVE

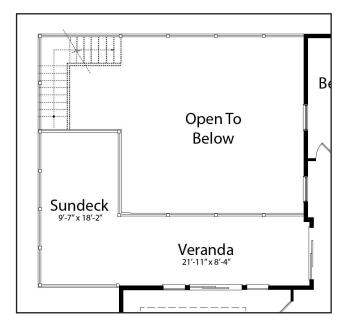


OPTIONAL FIREPLACE





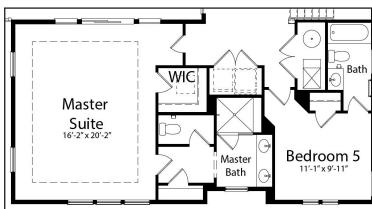
UPPER LEVEL -



OPT. VERANDA AND OPT. SUNDECK WITH OPT.STAIRS



OPTIONAL 5TH BEDROOM



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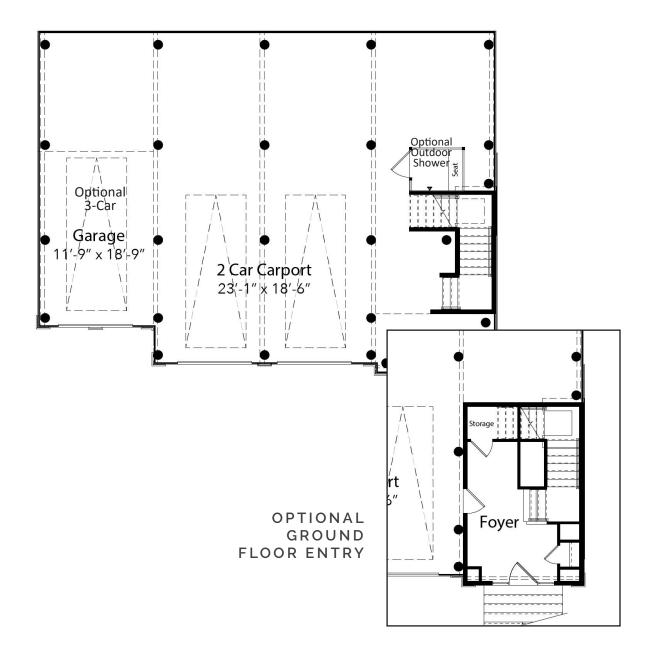




ELEVATION B

ELEVATION C

GROUND LEVEL



THE

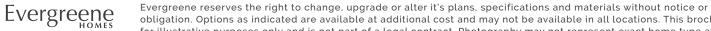
MAGNOLIA

AN EVERGREENE COASTAL SERIES HOME



ELEVATION A







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MAGNOLIA FLOOR PLAN

MAGNOLIA FLOOR PLAN

MAIN LEVEL -

Covered Porch
12'-7" x 15'-1"

Kitchen
11'-0" x 20'-8"

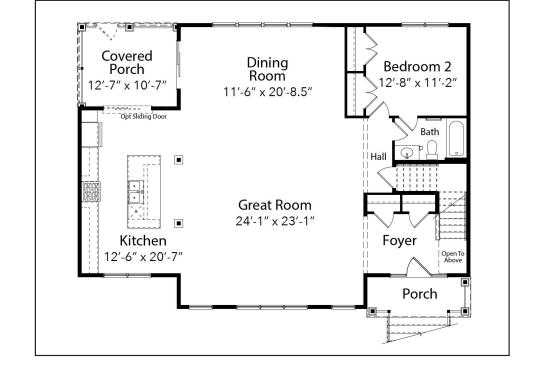
Dining
Room
12'-0" x 16'-1"

Foyer

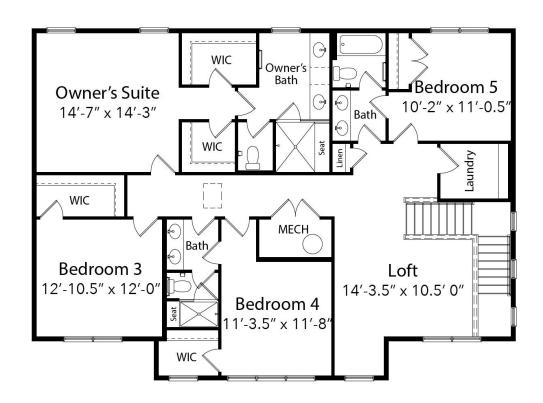
OpenTo
Above

Porch

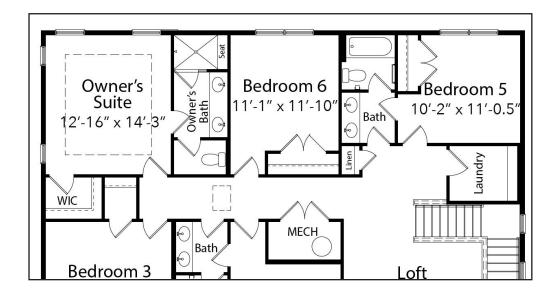
OPTIONAL SIDE KITCHEN LAYOUT



UPPER LEVEL



OPTIONAL 6TH BEDROOM



AVAILABLE ELEVATIONS

OCEAN PINES

AN EVERGREENE COASTAL SERIES HOME

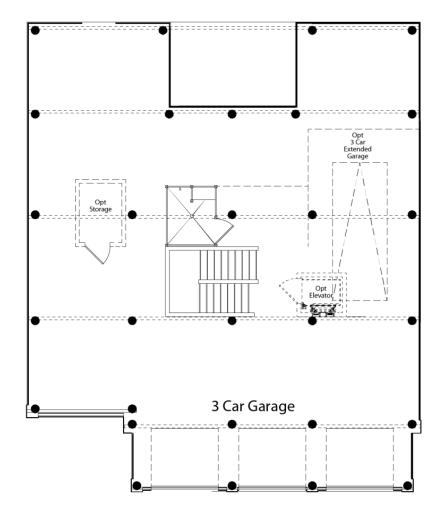






ELEVATION C

GROUND LEVEL





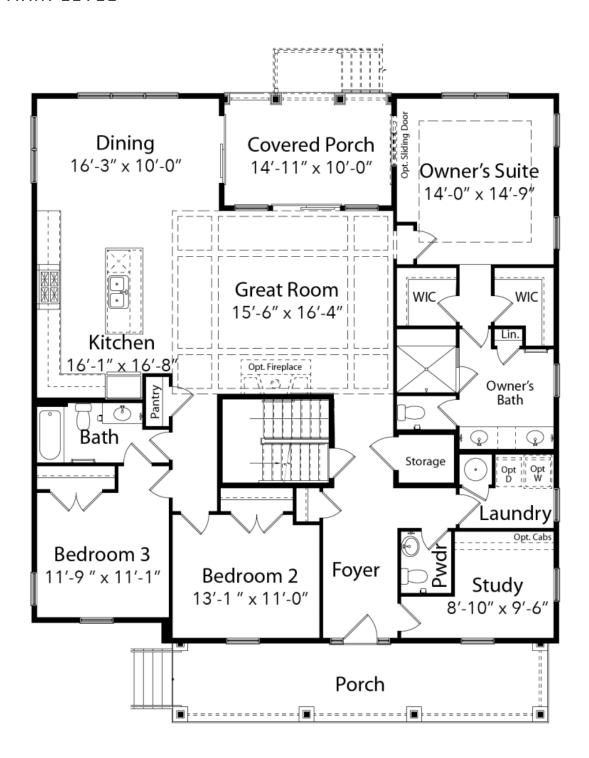
ELEVATION A



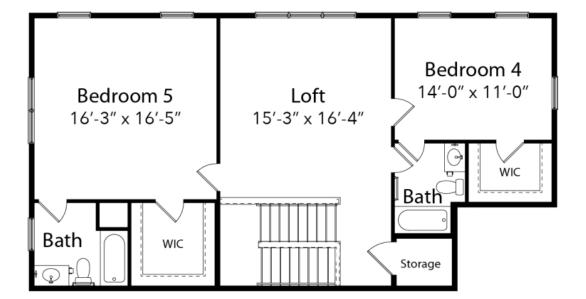
OCEAN PINES FLOOR PLAN

OCEAN PINES FLOOR PLAN

MAIN LEVEL



UPPER LEVEL

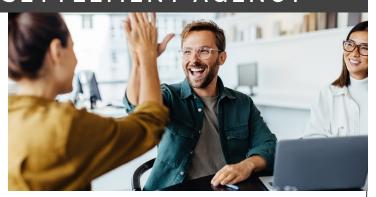


IRONWOOD

FRANKFORD, DE

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

Wells Fargo Home Mortgage

Marissa.Terrebonne@wellsfargo.com

NMLSR # 207996

Fax: 855-684-0662

Cell: 703-627-4772

Fernando Marquez NMLS # 377910

McLean Mortgage Fax: 571.419.6611 Cell: 703.627.3733

FMarquez@mcleanmortgage.com



First National Bank

Dan Murtaugh NMLS # 40813 First National Bank

Fax: 843.306.8789 Cell: 410-599-6097

MurtaughD@fnb-corp.com



Candice Kinsler Scott & Shuman, PA 33292 Coastal Highway, Suite 3 Bethany Beach, DE 19930 cwindsor@scottshumanlaw.com Phone: 302.537.1147

Fax: 302.537.1174

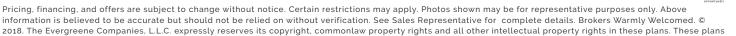
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