

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



atlantic east



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

10/25/24EH

1.855.54.BEACH

MHBR NO. 6243

Sales@EvergreeneHomes.com



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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 coastal 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 epitome 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 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 \_\_\_\_\_



## 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.



## NEIGHBORHOOD SERVICES

### Beaches, Parks, Attractions

Freedom Boat Club - 302.644.5998 -

[www.freedomboatclub.com](http://www.freedomboatclub.com)

Lewes Beach - 302.645.7777

Dewey Beach - 302.227.6363

Cape Henlopen Park - 302.645.8983

Jungle Jim's - 302.227.8444

### Places to Visit

Downtown Lewes & Rehoboth

Lefty's Bowling Alley - 36450 Plaza Blvd., Lewes -

302.864.6000

Paradise Grill - 302.945.4500

Baywood Greens Golf Course & Clubhouse

Tanger Outlets Seaside - Bayside - Surfside - Route 1,

Rehoboth Beach - 302.226.9223

### Movie Theaters/Musical Ventures

Midway Movies - 29 Midway Shopping Center, Rt. 1

Rehoboth Beach - 302.645.0200

Cinema ART Theatre - Rehoboth - 302.313.4032

ClearSpace Theatre - 20 Baltimore Ave., Rehoboth Ave -

302.227.2270

Milton Theatre - 110 Union St., Milton - 302.684.3038

### Grocery Stores

Giant - 7 miles

Harris Teeter - 8 miles

Weiss - 8 miles

Acme - 6.9 miles

### Libraries

Rehoboth Beach Library - 226 Rehoboth Ave., Rehoboth

Beach - 302.227.8044

Lewes Public Library - 111 Adams Ave., Lewes -

302.645.2733

### Public Schools

Cape Henlopen - 1270 Kings Hwy., Lewes - 302.645.6688

Love Creek School - 19488 John J. Williams Hwy., Lewes -

302.703.3456

### Activity Centers

Lewes Senior Activity Center - 32083 Janice Rd., Lewes -

302.645.9293

### Hospitals & Medical Centers

Beebe Hospital - 424 Savannah Rd., Lewes - 302.645.3300

Tidal Health Family Lab - 30265 Commerce, Millsboro -

302.297.2594



AVAILABLE ELEVATIONS



ELEVATION A *(shown on cover)*



ELEVATION B



ELEVATION C

THE  
TURNSTONE

AN EVERGREENE COASTAL SERIES HOME





THE  
TURNSTONE FLOOR PLAN

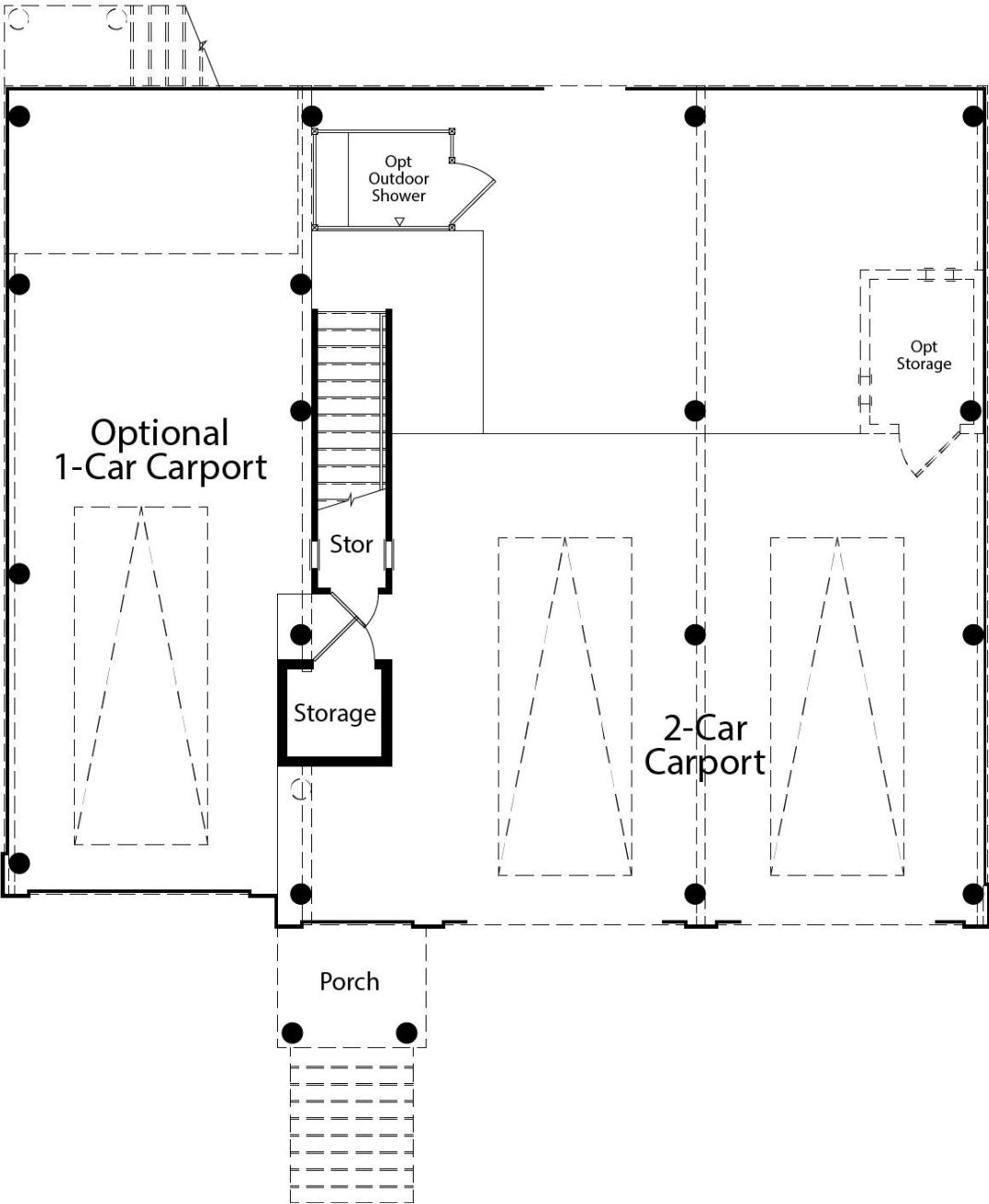
MAIN LEVEL

OPTIONAL EXTENDED COVERED PORCH & OPTIONAL DECK



THE  
TURNSTONE FLOOR PLAN

GROUND LEVEL





ELEVATION B

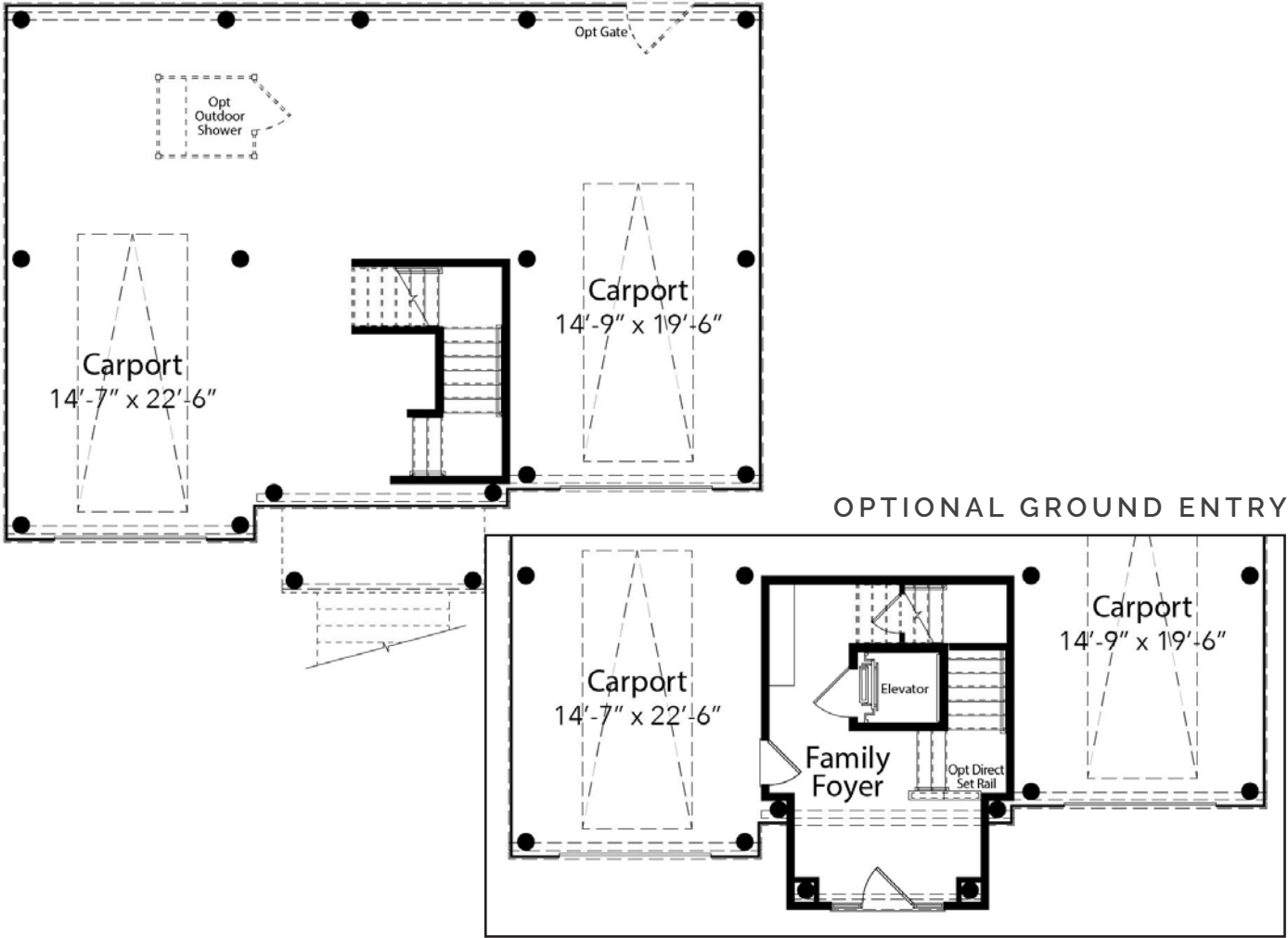


ELEVATION C

THE  
CAMPBELL

AN EVERGREENE COASTAL SERIES HOME

GROUND LEVEL



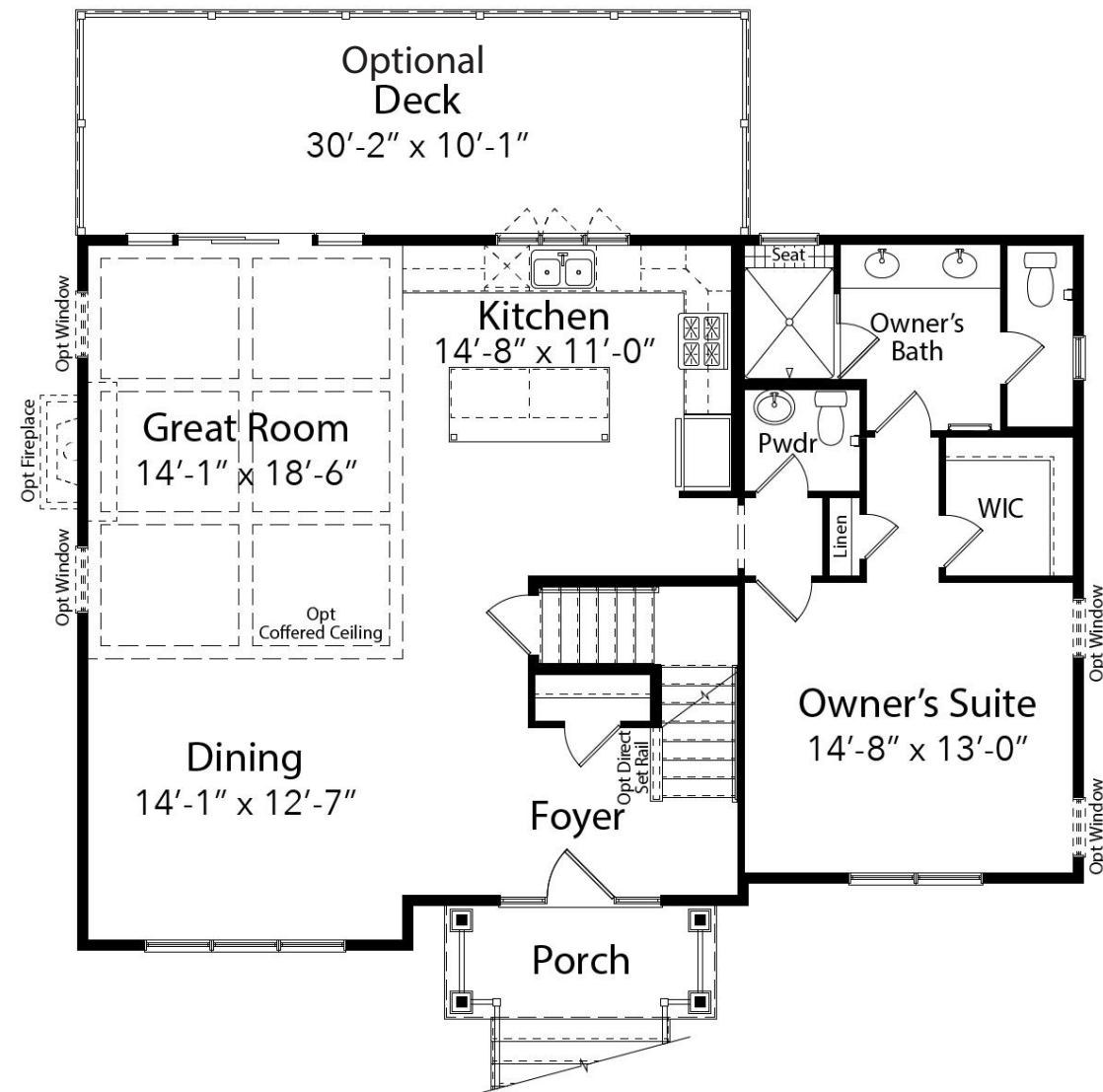
ELEVATION A





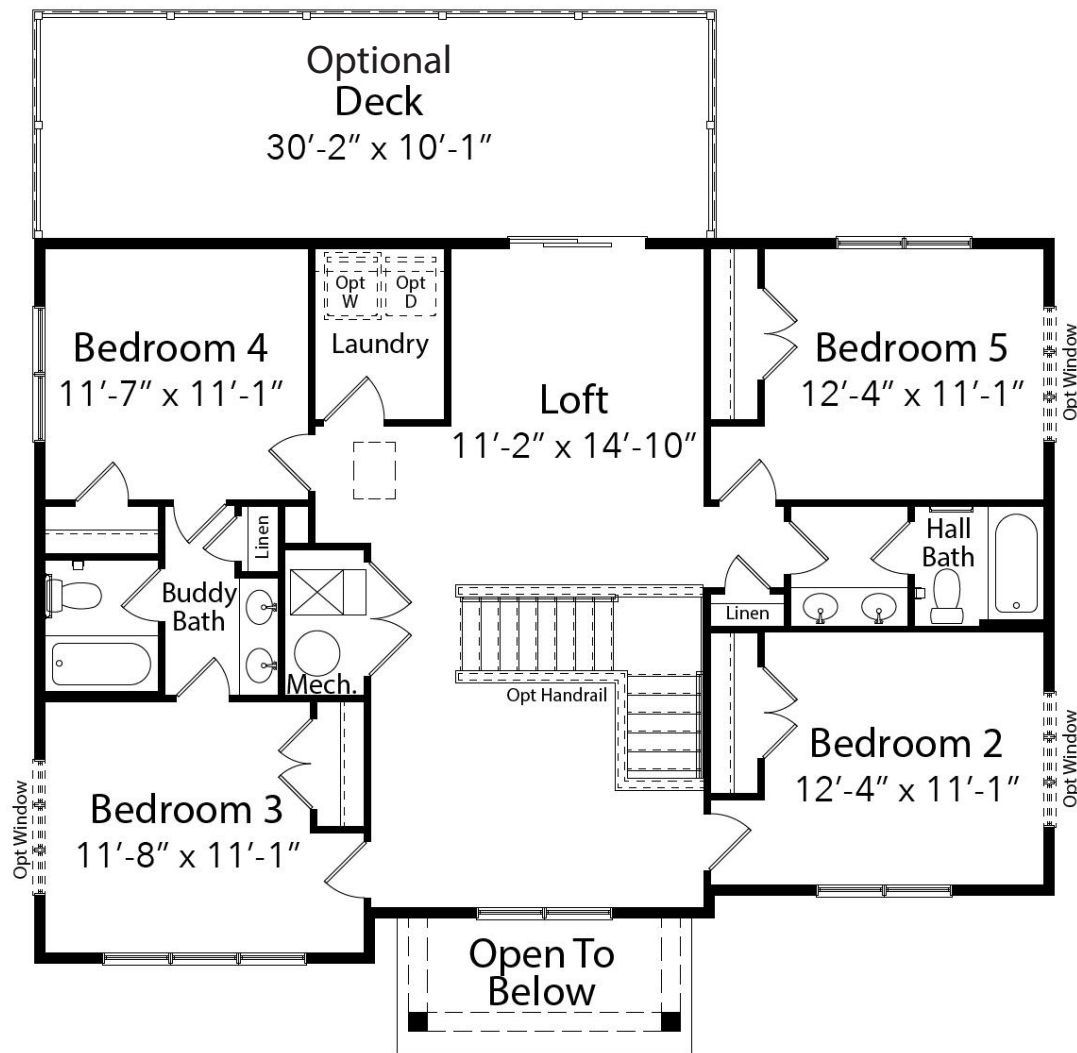
THE  
CAMPBELL FLOOR PLAN

MAIN LEVEL

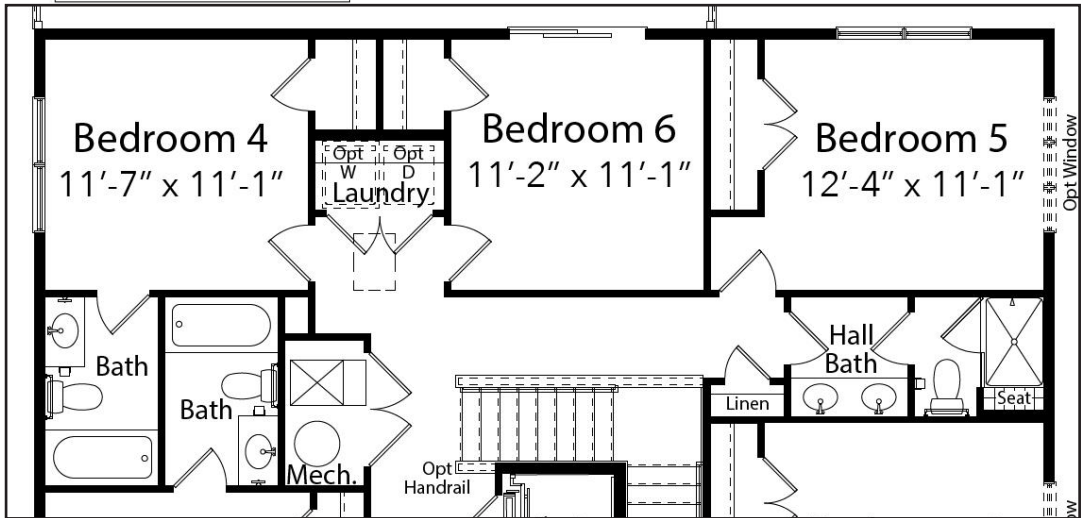


THE  
CAMPBELL FLOOR PLAN

UPPER LEVEL



OPTIONAL  
6TH BEDROOM  
LAYOUT



# AVAILABLE ELEVATIONS

# THE BAYBERRY

AN EVERGREENE COASTAL SERIES HOME



ELEVATION A  
(GROUND FLOOR ENTRY)



ELEVATION A

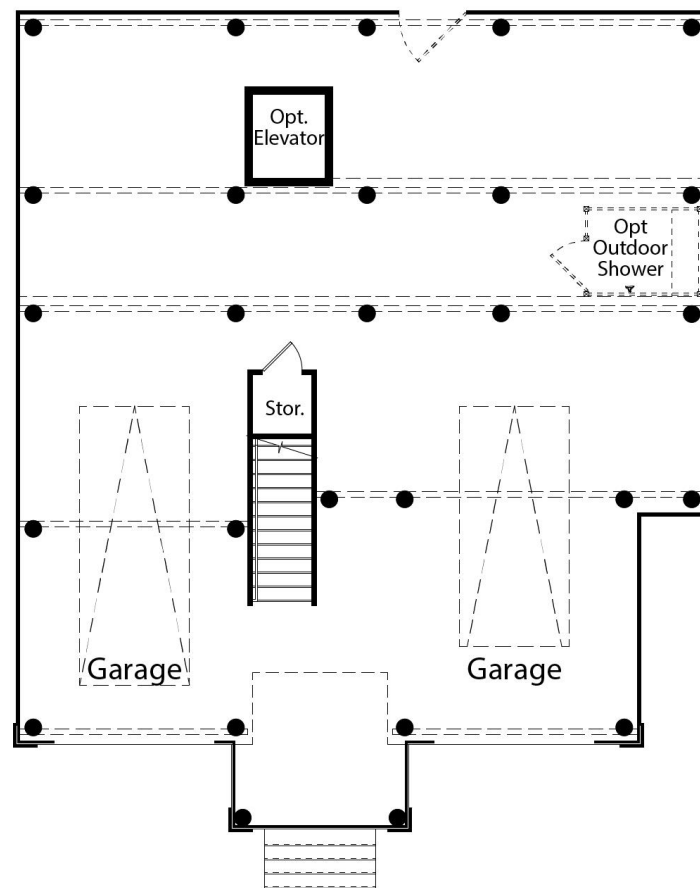


ELEVATION B



ELEVATION C

GROUND LEVEL



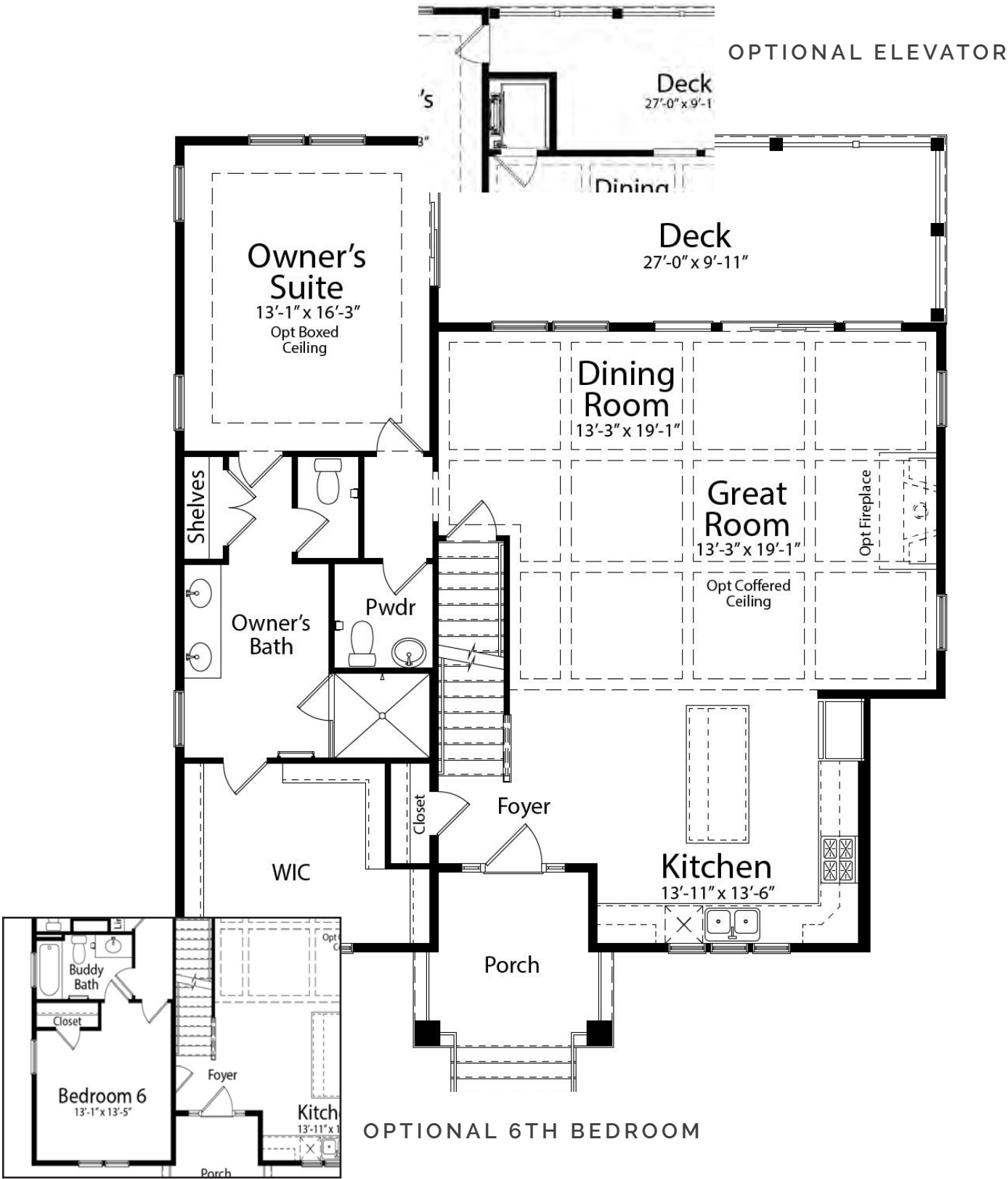
ELEVATION A





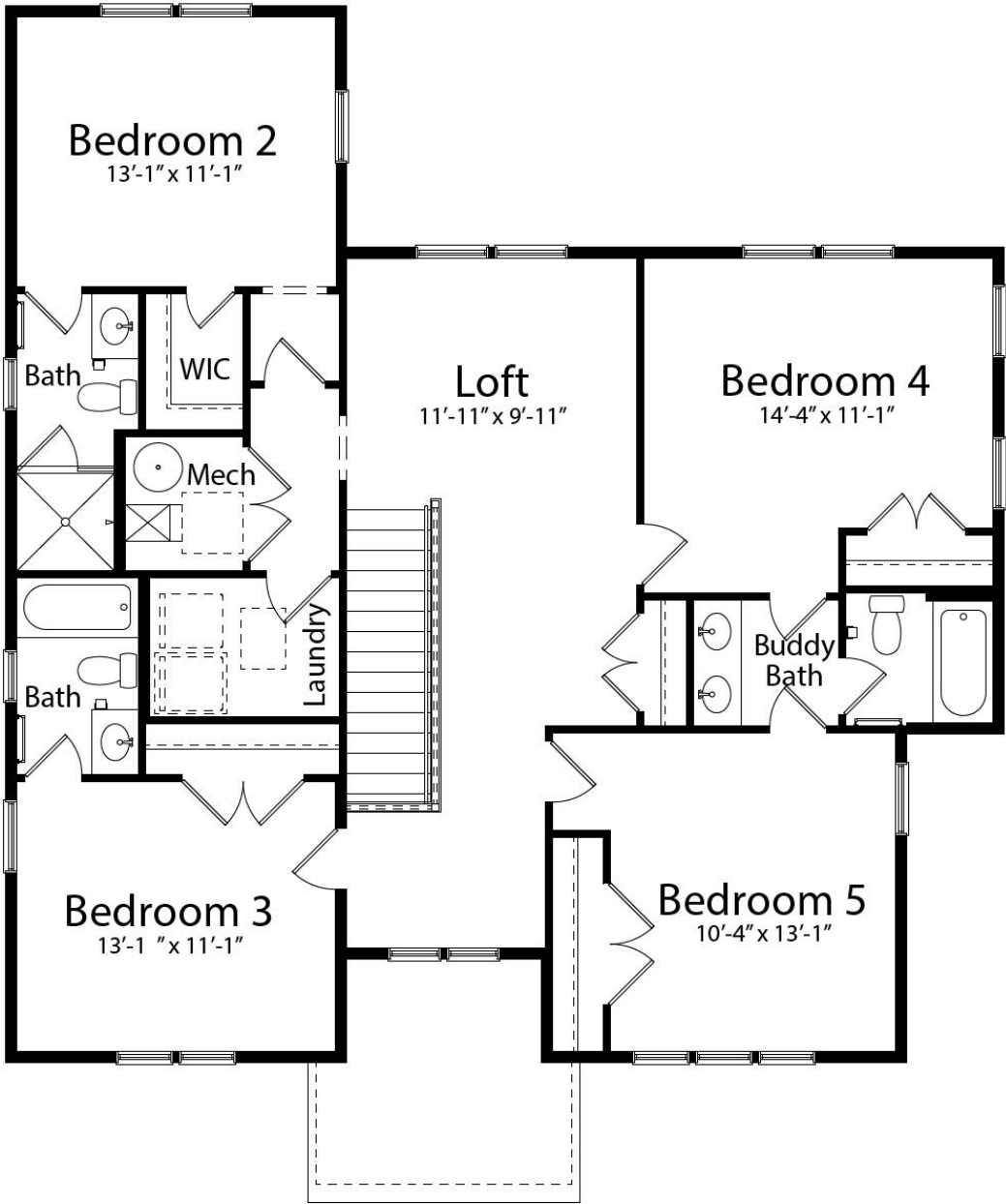
THE  
BAYBERRY FLOOR PLAN

MAIN LEVEL



THE  
BAYBERRY FLOOR PLAN

UPPER LEVEL



# AVAILABLE ELEVATIONS



ELEVATION B

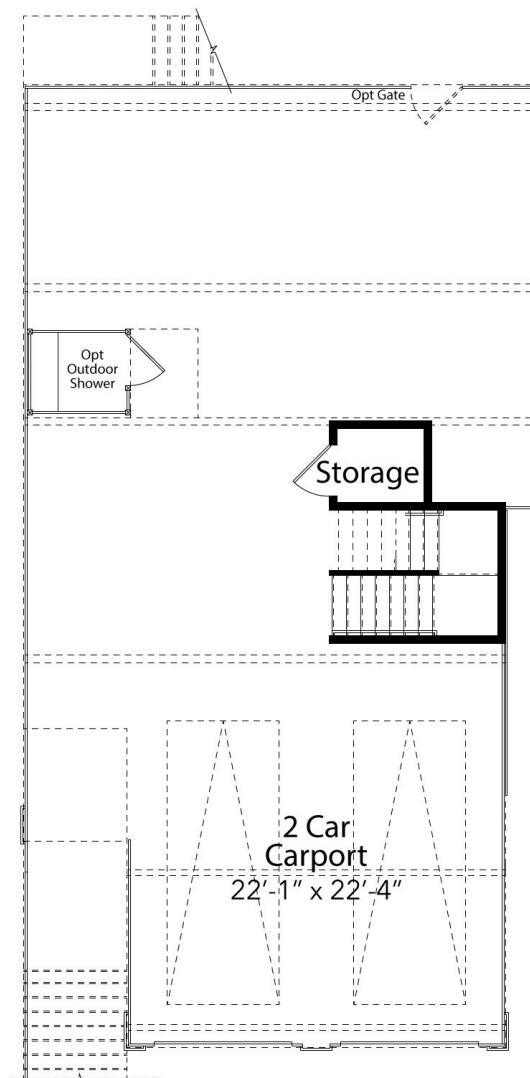


ELEVATION C

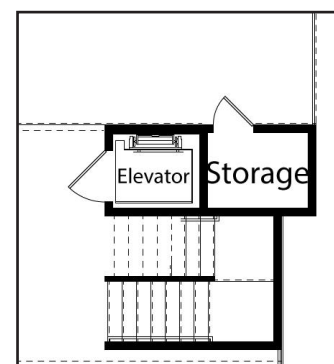


ELEVATION D

## STANDARD GROUND LEVEL



## OPTIONAL ELEVATOR



# THE DEWEY II

AN EVERGREENE COASTAL SERIES HOME



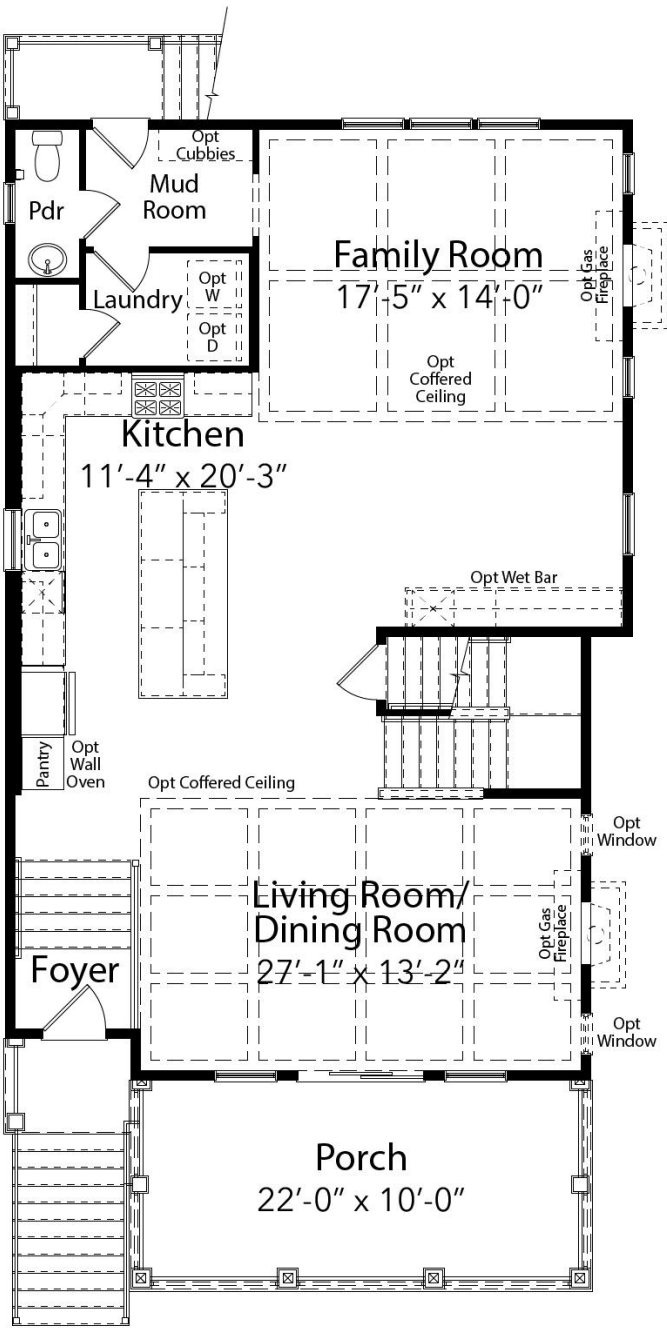
ELEVATION A



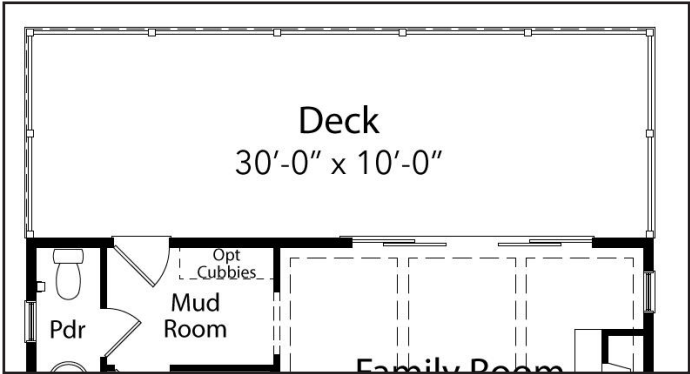


THE  
DEWEY II FLOOR PLAN

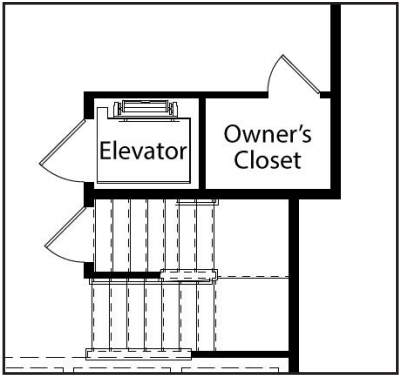
STANDARD MAIN LEVEL



OPTIONAL 10' REAR DECK

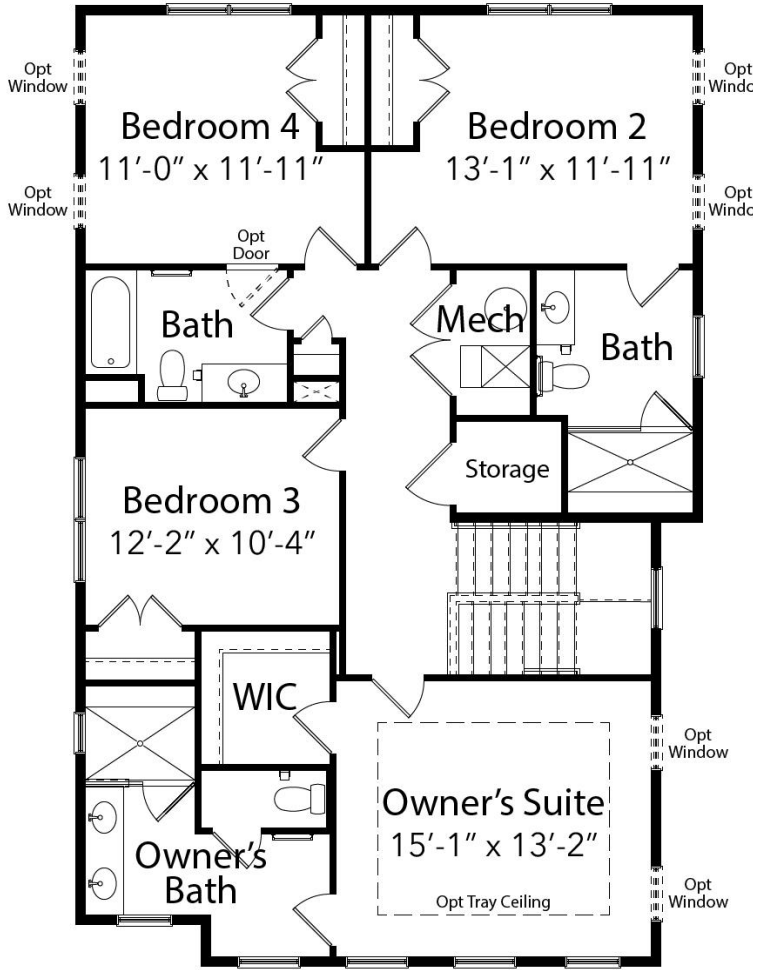


OPTIONAL ELEVATOR

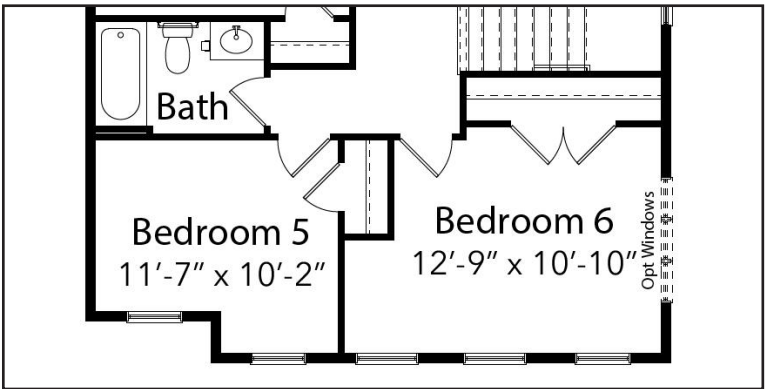
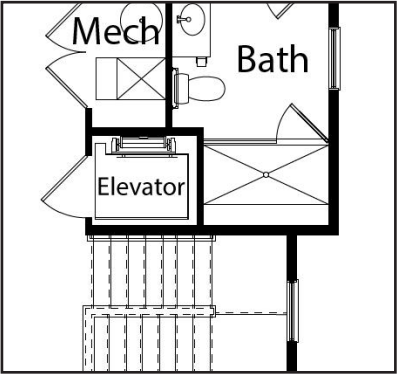


THE  
DEWEY II FLOOR PLAN

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

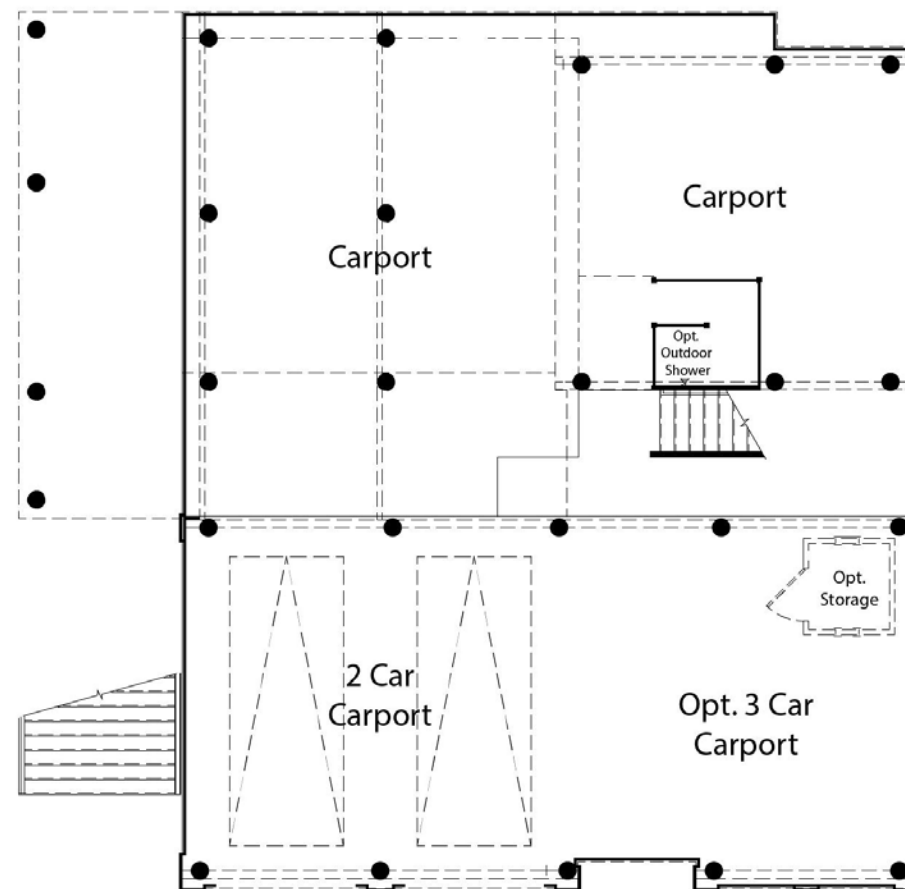


ELEVATION B *SHUTTERS OPTIONAL*



ELEVATION C *SHUTTERS OPTIONAL*

GROUND LEVEL



ELEVATION A *SHUTTERS OPTIONAL*

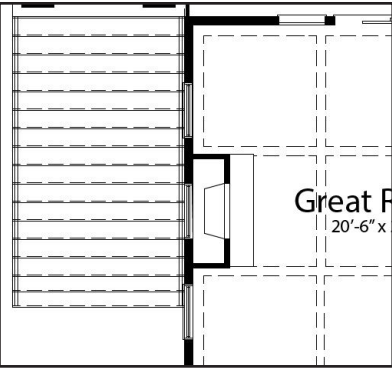
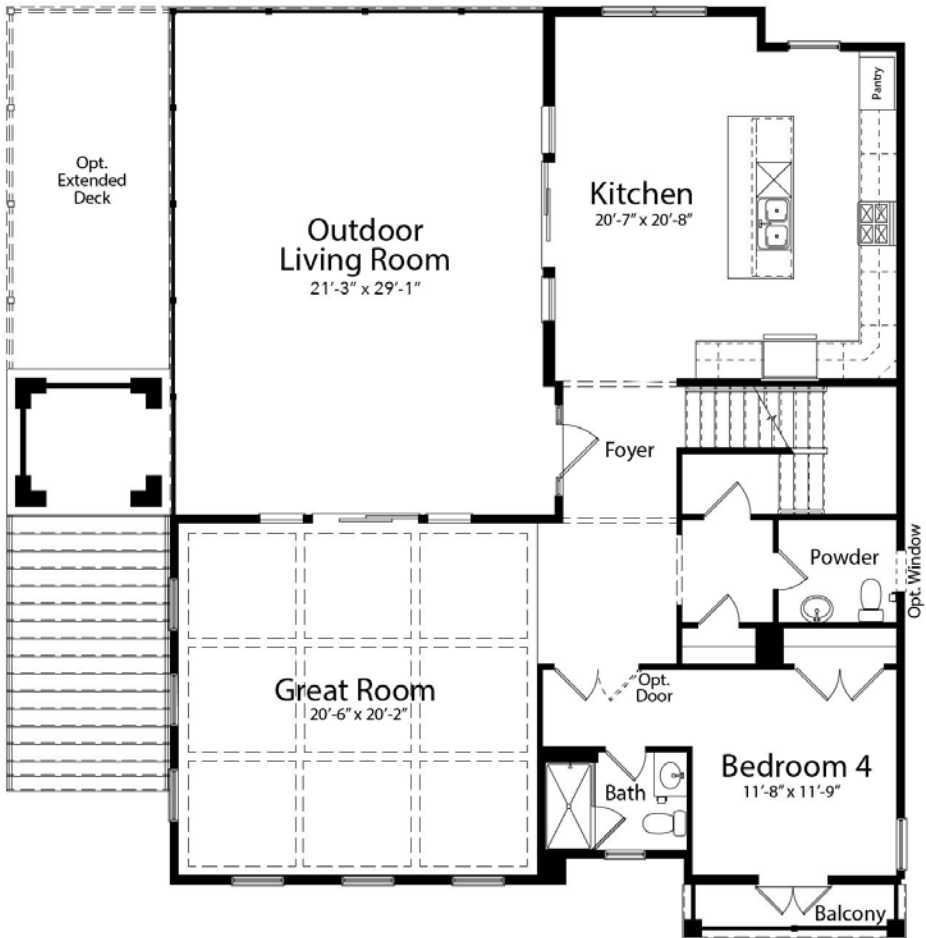




THE  
SANDPIPER FLOOR PLAN

THE  
SANDPIPER FLOOR PLAN

MAIN LEVEL



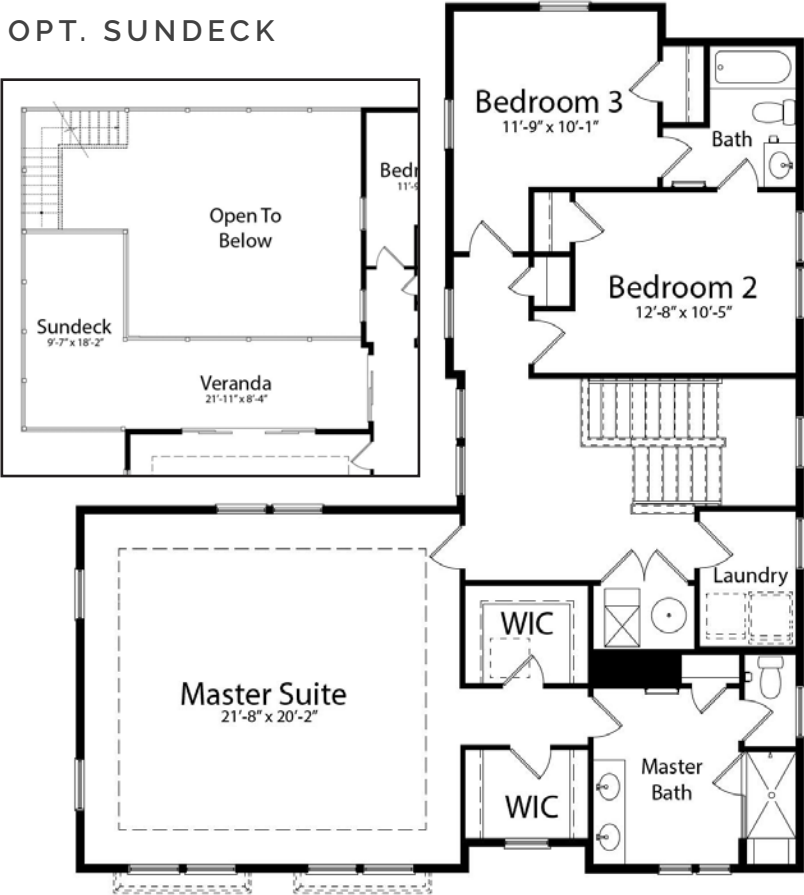
OPTIONAL FIREPLACE

OPTIONAL ELEVATOR

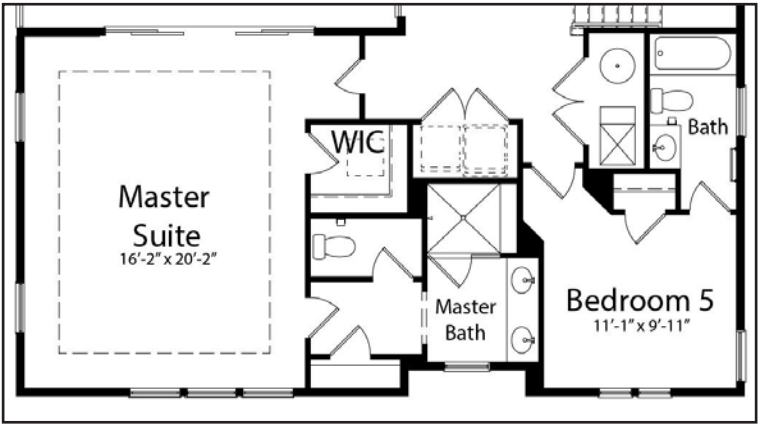


UPPER LEVEL

OPT. VERANDA AND OPT. SUNDECK  
WITH OPT. STAIRS



OPTIONAL 5TH BEDROOM



# AVAILABLE ELEVATIONS

# THE OCEAN PINES

AN EVERGREENE COASTAL SERIES HOME

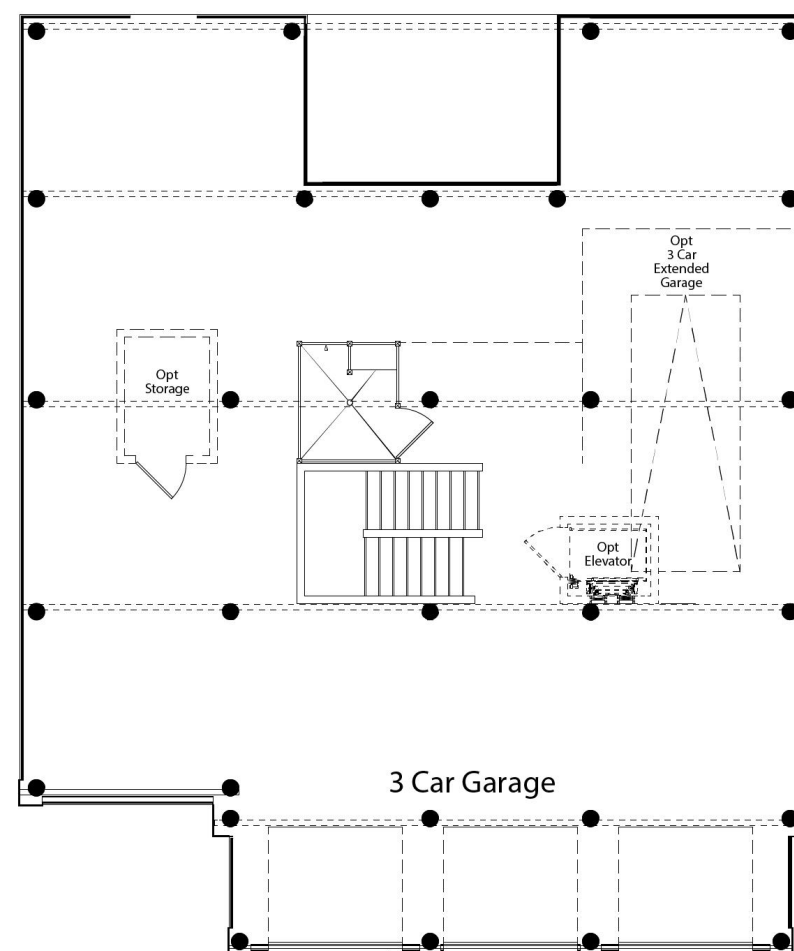


ELEVATION B



ELEVATION C

GROUND LEVEL



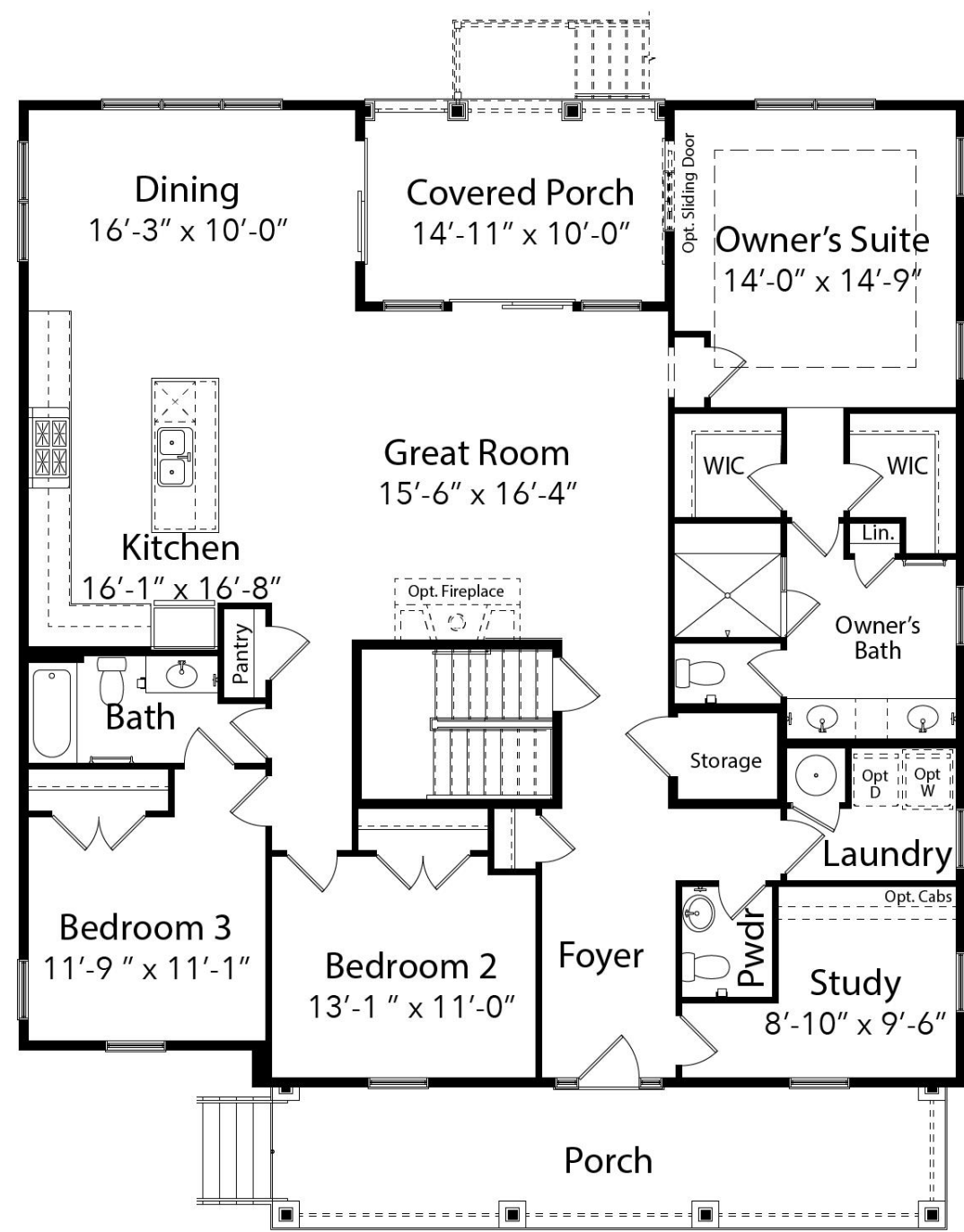
ELEVATION A





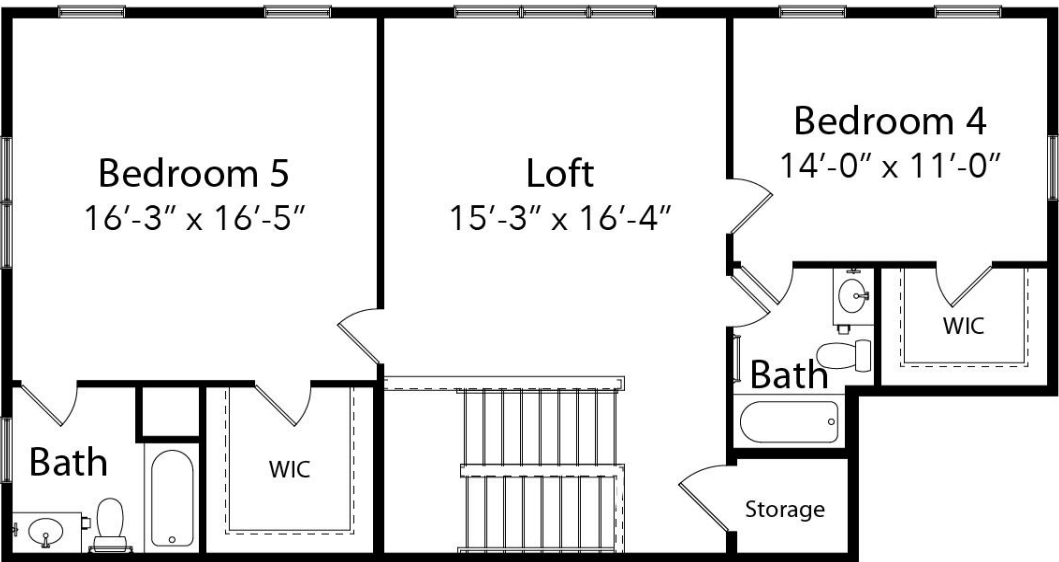
THE  
OCEAN PINES FLOOR PLAN

MAIN LEVEL



THE  
OCEAN PINES FLOOR PLAN

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



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



**Marissa Terrebonne**  
NMLS # 207996  
Wells Fargo Home Mortgage  
Fax: 855-684-0662  
Cell: 703-627-4772  
Marissa.Terrebonne@wellsfargo.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



**Fernando Marquez**  
NMLS # 377910  
McLean Mortgage  
Fax: 571.419.6611  
Cell: 703.627.3733  
FMarquez@mcleanmortgage.com



**Dan Murtaugh**  
NMLS # 40813  
First National Bank  
Fax: 843.306.8789  
Cell: 410-599-6097  
MurtaughD@fnb-corp.com

**MyEvergreeneHome.com**

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**1.855.54.BEACH**

MHBR NO. 6243

**Sales@EvergreeneHomes.com**

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