



Knott's Landing, located in Milford, Delaware, is the fastest selling single home community in the area. The success of the community can be attributed to many reasons, some of which include the convenient location, the quality of the construction and exciting, livable floor plans. We even have a community information and mail center. The mail center is built with security in mind along with being able to obtain your mail easily in inclement weather.

The homes are designed in keeping with today's lifestyles and include open layouts, volume increasing vaulted ceilings and the availability of first floor master bedrooms. Please see the Knott's Landing "Incorporated Builder Features" in our brochure. We invite you to "Dare to Compare" our features with the others. We are confident that you will discover that Knott's Landing is the best home value in the area!

We are open seven (7) days a week from 12-5 or by appointment. Please call our toll free number, 866.545.7667 or our local number 302.424.7750. If we are not available when you call, please leave your name and phone number and we will call you back.

Directions:

From Points North: Rt. 1 South to Milford exit, Rt. 113 to right on Airport Road, (between Subway and the Bowling Alley), proceed 0.7 miles to Bowman Rd., turn right and proceed to Knott's Landing entrance on right (approx. 0.3 miles). Follow signs to Sales Center.

From Points South: Rt. 1 North to left on N.W. Tenth St. (which becomes Airport Rd.) – proceed approx. 0.9 miles (you will pass a Dairy Queen and cross over Rt. 113) to Bowman Rd., turn right and proceed to Knott's Landing entrance on right (approx. 0.3 miles). Follow signs to Sales Center.

*Exclusively listed by Re/Max Coast & Country – the KD Team
Your "New Construction Home Specialists"
302.684.4800 or 888.269.0505*



BUILDER STORY

Kentmere Builders, L.L.C. is a local company committed to building quality semi-custom and custom homes throughout Delaware.

Robert J. Smith, Jr., Managing Member of Kentmere Builders has over twenty-five years experience building and developing new home communities. The company recently completed Sheffield Farms in North Dover (Kent County), a single-family semi-custom home community consisting of 126 homes. He has also built several custom homes in King's Creek Golf and Country Club (Rehoboth Beach), developed the Edmond's Estate and built and developed Woodside Court, both located in Wilmington.

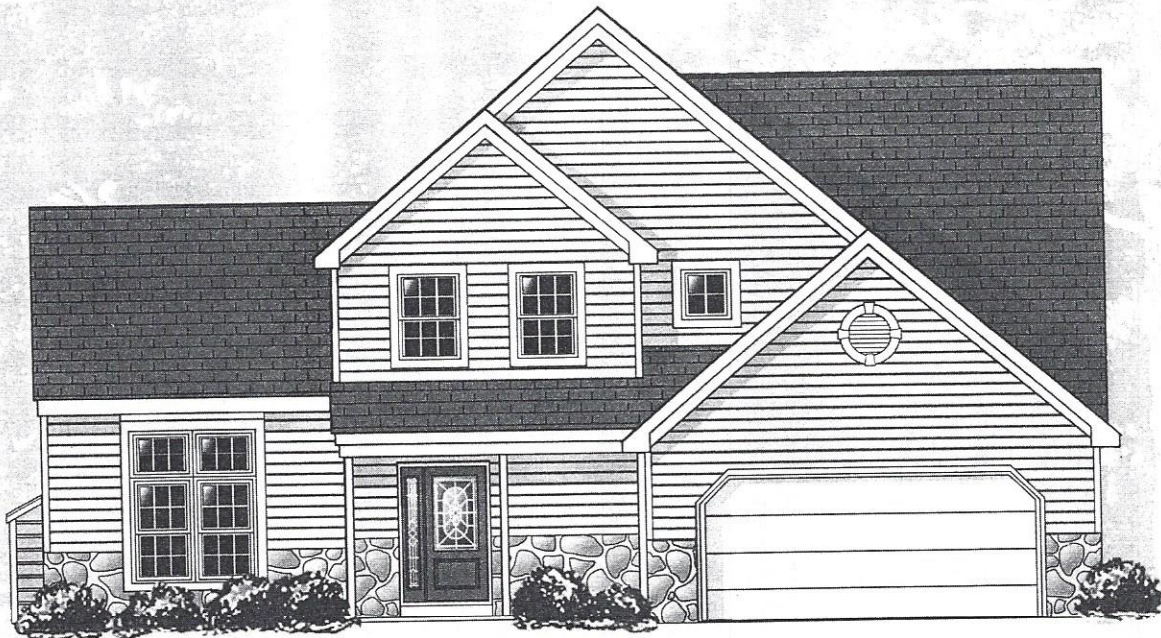
Building in a wide variety of price ranges has allowed Kentmere Builders to incorporate many quality standard building techniques and features into all of their homes whether it is priced at \$250,000 or \$2.5 million.

Kentmere Builders is committed to building a home that will meet the needs and requirements of today's homebuyer. The ability to adapt to an ever-changing market by meeting the needs of the client guarantees Kentmere Builders continued success in the marketplace.





THE SONOMA



- This four bedroom, two and a half bath, two story home is designed for the home buyer of today with computer loft, open floor plan, two car garage and volume spaces. Partial stone front with front porch and angled roof-lines make this home's exterior exciting and very attractive.
- The secondary bedrooms are spacious, with generous closets. Ample windows allow sunlight to flood the space while accommodating the bedroom furniture.
- The first floor master suite with a vaulted ceiling features a huge walk-in closet, four piece bath with separate water closet and full length mirror.
- Two-story foyer with open staircase offers a dramatic entry. Two oversized coat closets accommodate family and guest coats. The large family room is designed with entertaining in mind. The open kitchen features a breakfast nook and large pantry, all connected to the dining room.
- Convenient laundry located on the first floor.



Incorporated Builder Features

- Ten Year Home Owners Warranty
- 200 Amp Electric service
- 90%+ Energy Efficient Gas Heat
- Central Air Conditioning (minimum of 10 S.E.E.R.)
- Gas Hot Water
- Open, livable floor plans
- Volume ceilings in all models
- Gas burning Fireplace
- Fiberglass front door w/ leaded glass
- Arched Top Panel Interior Doors
- Hardwood flooring in foyer
- Stain-resistant wall-to-wall carpet
- Pre-wired telephone & cable in every room (except dining room & bath rooms)
- Smoke detectors w/ battery backup
- Poured concrete basement w/ Rub-R-Wall® Waterproofing System
- Sump Pump in basement
- Ventilated Closet Shelving
- Frost free hose bibs – two
- Garage Door Pre-wire(s)
- Garage walls dry-walled
- Designer lighting package
- Washer/dryer hookups
- Copper Water Lines
- CPVC Waste Lines
- Designer Landscape Package w/ seeded lawn
- Exterior electric outlets (2)
- Concrete Driveways
- Community Mail & Info Center
- Public water & sewer
- Streetlights
- Sidewalks
- Shopping & Physicians nearby

Kitchens

- Aristokraft® White laminate or Oak Cabinets
- Formica®/Wilson-Art® Countertops
- Double bowl stainless steel sink
- Maytag® Self-clean Smooth-top Range
- Maytag® Dishwasher
- Ice Maker Hookup
- Garbage Disposal

Baths

- Garden tub in Master Bath with Ceramic Tile Surround (most models)
- Vinyl floors
- One piece fiberglass tubs/showers
- Cultured marble vanity tops
- Moen® Single lever fixtures

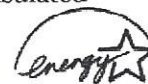
Maintenance Free Exteriors

- 30 Year Asphalt Fiberglass - 3 dimensional roof shingles
- Vinyl soffit & aluminum fascia
- Vinyl tilt single-hung windows w/ Low-E glass
- Beaded Vinyl siding
- Enhanced trim accents

Special Insulation Features

- Insulated exterior walls (R-13)
- Insulated ceiling (R-30)
- Poly-cel One® Insulating Sealant
- All exterior doors insulated

- Energy Star® rated



The Builder reserves the right to change product features, design & price without notice 1/16/04

Wooded Community Space

