



ORCHARD GLEN

**AN EGSTOLTZFUS HOMES, LLC
COMMUNITY**

**IN
UPPER ALLEN TOWNSHIP
CUMBERLAND COUNTY
PENNSYLVANIA**



THANKS FOR YOUR INTEREST IN THE NEWEST
WEST SHORE NEW HOMES DEVELOPMENT
OF

ORCHARD GLEN

Here you will find the combination of a quality built
E G Stoltzfus home, great location,
Mechanicsburg School District,
and top value for your dollar.

ORCHARD GLEN AND EG STOLTZFUS

is the choice for making a house
“YOUR PLACE TO CALL HOME”.

This package contains:

Plot Plan

Pricing on available models with EG Stoltzfus

(For colored photos & floor plans, go to www.stevebickfordhomes.com)

Present models in ORCHARD GLEN

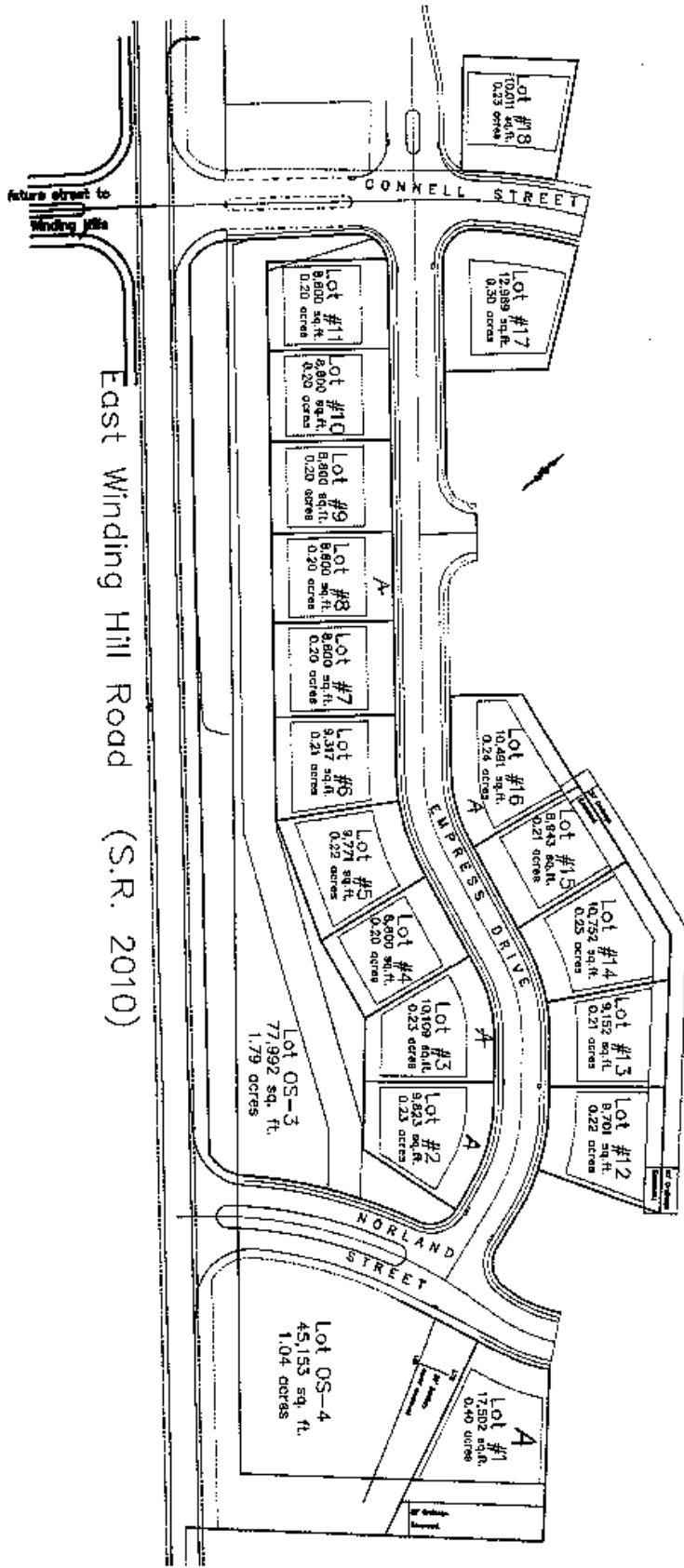
(Lot #12 completed 3/17/12 & Lot#13 completed 4/7/12)

Present Builder incentive is \$12,000 off list prices

(See Price list)

More information is available upon request or just make an appointment
with Steve today to see how you can build the house you can call “Home”.

Steve Bickford, Realtor
Coldwell Banker Homestead Group
Office: 717-763-7500
Cell: 717-579-9126



East Winding Hill Road (S.R. 2010)

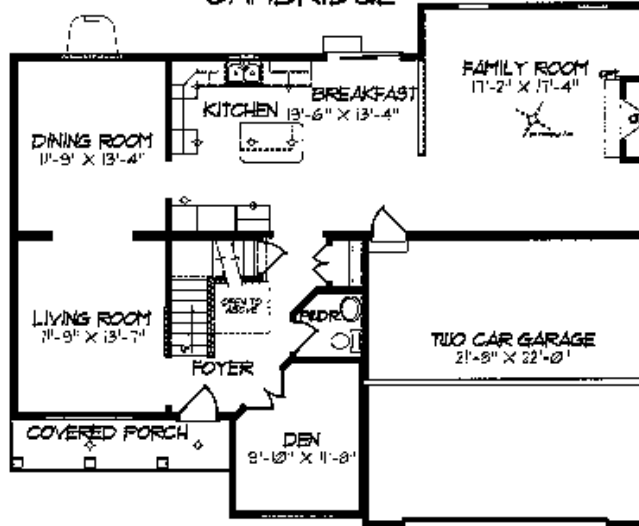


ORCHARD GLEN PRICING

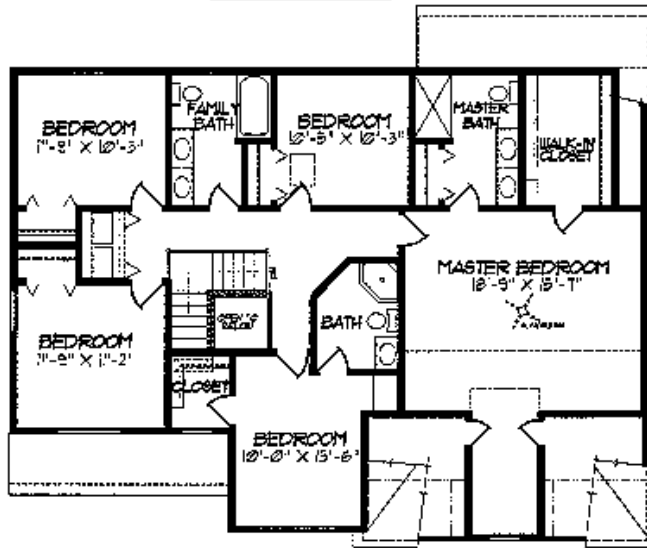
<u>BENTON</u>	3 bedrooms, 2 1/2 bths, 2 car garage, 1,657 sq. ft.	\$249,990
<u>KIMBLE</u>	3 bedrooms, 4th BR unfinished, 1 1/2 bath, 2 car garage, 1,679 sq ft finished/373 sq ft unfinished	\$264,990
<u>TENNYSON</u>	1 story, 3 bedrooms, 2 baths, 2 car garage, 1,615 sq. ft.	\$291,990
<u>36' BRIARWOOD</u>	4 bedrooms, 2 1/2 baths, 2 car garage, front porcn, 2,246 Sq. Ft.	\$294,990
<u>DALTON</u>	2 story, 4 bedrooms, 2 1/2 baths, 2 car garage, 2,380 sq. ft.	\$295,990
<u>HEATHERWOOD</u>	1 story, 2 bedrooms, 2 baths, 2 car garage, 1,832 sq. ft.	\$299,990
<u>38' BRIARWOOD</u>	4 bedrooms, 2 1/2 baths, 2 car garage, front porch, 2,366 Sq. Ft.	\$301,990
<u>AMBERWOOD</u>	4 bedrooms, 2 1/2 baths, 2 car garage, front porch, 2,326 sq. ft.	\$302,990
<u>BROOKFIELD</u>	3 bedrooms, 2 baths, 2 car garage, front porch, 2,080 sq. ft.	\$303,990
<u>STURBRIDGE</u>	2 story, 4 bedroom 2 1/2 bath, family room, 2 car garage, 2,465 sq. ft.	\$304,990
<u>FULTON</u>	4 bedrooms, 2 1/2 baths, 2 car garage, front porch, 2,226 sq. ft.	\$304,990
<u>BRENTWOOD</u>	4 bedrooms, 2 1/2 baths, 2 car garage, front porch, 2,525 Sq. Ft.	\$307,990
<u>CARLTON</u>	2 story, 4 bedrooms, 2 1/2 baths, 2 car garage, 2,539 sq. ft.	\$309,990
<u>GLENWOOD</u>	4 bedroom, 2 1/2 bath, 2 car garage, 2,615 sq. ft.	\$310,990
<u>RALEIGH</u>	4 bedrooms, 2 1/2 baths, 2car garage, front porch, 2,406 Sq. Ft.	\$312,990
<u>WELLINGTON</u>	3 bedrooms, 2 1/2 baths, 2 car garage, 2,290 sq. ft.	\$314,990
<u>WARREN</u>	4 bedrooms, 2 1/2 baths, 2 car garage, 2,480 sq. ft.	\$316,990
<u>FULTON II</u>	4 bedrooms, 2 1/2 baths, 2 car garage, front porch, 2,451Sq. Ft.	\$317,990
<u>DENTON</u>	4 bedrooms, 2 1/2 baths, 2 car garage front porch, 2,596 sq. ft.	\$319,990
<u>CAMBRIDGE</u>	5 bedrooms, 3 1/2 baths, 2 car garage, front porch, 2,769 sq. ft.	\$325,990

- *Prices subject to change without notice.
- *All information, including square footage, is deemed accurate but not guaranteed.
- * Current plan(s) subject to change or may be deleted without notice. (Including, but not limited to, specifications, design, layout, exterior elevation, etc.)
- * Additional plans and styles of homes may be added or deleted without notice.

ORCHARD GLEN CAMBRIDGE



FIRST FLOOR PLAN



SECOND FLOOR PLAN



FRONT ELEVATION



ALL PRINTS ARE FOR ILLUSTRATION
PURPOSES AND REPRESENT
HOMES IN ORCHARD GLEN.
ROOM SIZES ARE APPROXIMATE.
CONTACT GOLDWELL BANKER HOMESTEAD
GROUP SELECT PROFESSIONALS
STEVE BICKFORD AT (717) 572-9566

EGStoltzfus Homes, LLC

Cost Worksheet for Orchard Glen - pg 1 of 1

Lot # / Street OG #12 / 1797 Empress Drive Name EGS Model
 House type Cambridge Address _____
 Date 11/3/2011 Phone #s _____
 Home to face Empress Drive Selling Agent _____
 Street _____
 Drive enters Empress Drive Selling Office CBHGSP
 Street _____

	Price
Base house with base lot:	\$325,990.00
Lot premium:	
--INTERIOR--	
Direct vent gas fireplace on exterior wall, projected into room with manufactured stone on 3 sides, flush slate hearth, Mt. Vernon mantie surround (painted)	\$4,395.00
--EXTERIOR--	
Manufactured stone on exposed foundation (sides and rear of house / garage)	\$890.00
16' x 10' Azek deck with steps to grade including 4' x 3' landing	\$9,120.00
--BASEMENT--	
Bilco door w/ door at bottom vs. standard Stif-Back II	\$1,995.00
--ELECTRICAL--	
(4) Rough-in paddle fans in BR's (FR & MBR are standard)	\$440.00
--FLOORING--	
Hardwood in dining room	\$1,870.00
Subtotal	\$344,700.00
Builder incentive	(\$8,000.00)
Subtotal	\$336,700.00
PBP Used Off Base Price	\$0.00
Total Discounted Sale Price	\$336,700.00

_____ I/WE have decided to use either Graystone Tower Bank or Fulton Mortgage **AND** Premier Home Settlements, LLC and receive a \$4000.00 credit off of the base price **OR** used towards closing costs.

_____ I/WE have decided **NOT** to use either Graystone Tower Bank or Fulton Mortgage **AND** Premier Home Settlements, LLC and **FOREGO the credit.**

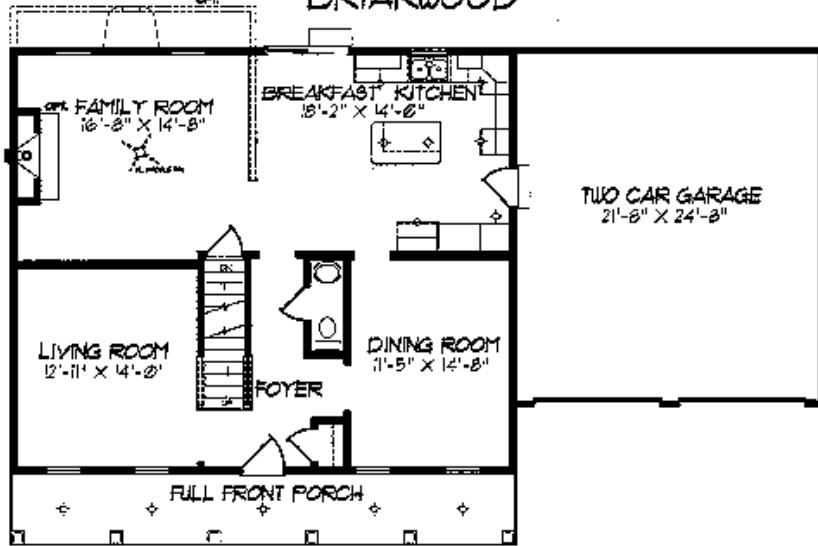
The work specified in this cost worksheet amends the specifications for the construction of the above referenced base house model.

Buyer Date

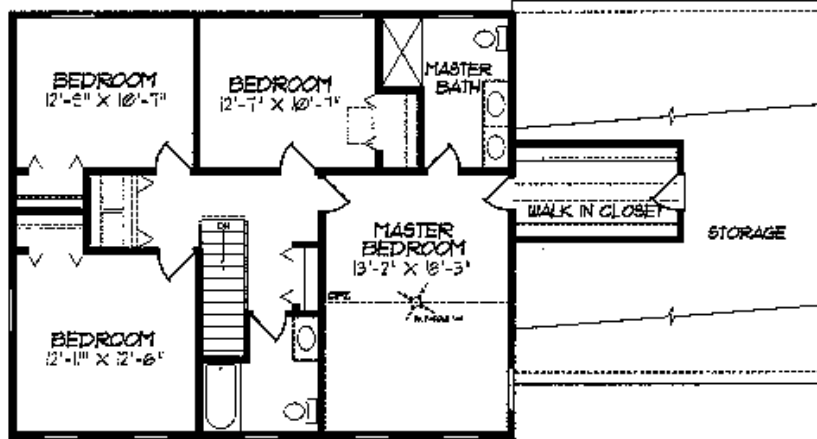
Seller Date

Buyer Date

ORCHARD GLEN BRIARWOOD



FIRST FLOOR PLAN



SECOND FLOOR PLAN



FRONT ELEVATION



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