PRESTWICK

A Prestigious 12 Lot Subdivision on Maryland's Eastern Shore In Chestertown 1 & 2 acre wooded lots, nine on Chester River Yacht & Country Club.

7 Great Reasons You Should Build Your Own Home:

- * You are building a new home that will suit you and that is not outdated
- * When you purchase a house close to the Chester River Yacht and Country Club you usually spend over \$100,000 fixing up the home you bought to make it your dream home
- * Building new will fit your family's needs and no worries for 25 years
- * Your home will have all the new energy standards and building codes
- * Your dream home will be on the golf course where someone keeps your backyard grass mowed
- * 40' Buffer for privacy between neighbors
- * Value of your dream home will never go down
- * Built by true professionals with over 47 years experience in the industry

Prestwick offers country living within minutes of historic downtown Chestertown. Also nearby: the Chester River, Washington College, an 18-hole private golf course and a community hospital.

Amenities include: Privacy; Public Sewer; Within 100 miles of Baltimore, Annapolis, Washington, D.C., Philadelphia, and Wilmington, DE; 300 years of celebrated American history; Vibrant arts community

PRESTWICK

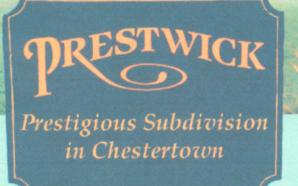
PROPOSED LOT COST

REDUCED COSTS ON LOTS

- 1. \$215,000.00 NOW \$200,000.00
- 2. \$225,000.00 NOW \$210,000.00
- 3. \$225,000.00 NOW \$210,000.00
- 4. \$275,000.00
- 5. \$240,000.00 NOW \$210,000.00
- 6. \$240,000.00 NOW \$225,000.00
- 7. \$240,000.00 NOW \$225,000.00
- 8. \$275,000.00 NOW \$250,000.00
- 9. \$300,000.00
- 10.\$190,000.00 NOW \$150,000.00
- 11.\$215,000.00 NOW \$210,000.00
- 12.\$190,000.00 NOW \$150,000.00

PRICE REDUCED FOR 3 MONTHS





Offering country living in historic Chestertown. Located minutes away from the Chester River, Washington College, community hospital and adjacent to an 18-hole golf course.



2525 sq. ft. House Oak Floors Gas Fireplace Granite Countertops Public Sewer 22'x 24' Garage 10'x 25' Screened Porch Home & Lot - \$499,000

Conact: Alton E. Darling Sr.

Office: 410-810-0961 or Cell: 410-739-0001 (anytime)

For further information visit our website: www.aedarling.com

A.E. DARLING CONSTRUCTION LLC

6506 Church Hill Rd. Chestertown Md. 21620

Featured House on Add \$315,000 Build on any lot except 5&9

Prestwick new home specifications:

- 2525 sq ft single story home
- 22'x24' garage
- 10'x25' porch

SITE:

- 1. Removal of trees where needed
- 2. Grading and seeding of disturbed ground
- 3. Gravel base lane with stone finish
- 4. Side walk to front porch

STRUCTURE:

- 5. Foundation to code
- 6. Wood I joist system w/ 3/4" subfloor
- 7. 2x6 exterior wall construction 2x4 interior walls
- 8. 8' first floor ceiling height
- 9. 8/12 min roof pitch

EXTERIOR:

- 10. 30 vr architectural shingles
- 11. Andersen maintenance free low-E windows
- 12. Fiber cement siding with aluminum/vinyl fascia and soffits
- 13. Composite floor on porch

INTERIOR:

- 14. Wide trims
- 15. 6 panel smooth skin masonite doors
- 16. Oak wood floors in living, dining, bed rooms and kitchen area
- 17. Tile floor in bathrooms
- 18. Gas fireplace w/ mantel
- 19. Book shelves on each side of fireplace
- 20. Kitchen cabinets w/ Granite counter tops
- 21. Garage dry walled
- 22. Insulation; R-49 ceiling, R20 walls and R-19 floor

ELECTRIC:

- 23. 400 amp service
- 24. Lighting, switches, receptacles to code
- 25. 20 recess lights

PLUMBING:

- 26. Moen fixtures
- 27. Fiberglass tub and Tile shower in master bath room
- 28. Water conditioner

HVAC:

29. High efficacy 16 seer heating and AC system

Utilities

- 30. Well and pump
- 31. Sewage system
- 32. Electric service to house