

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- * You are building a new home that will suit you and that is not outdated*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

Build Your Dream Home



PRESTWICK

*Prestigious Subdivision
in Chestertown*

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

Contact: 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 yr 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