

RE/MAX
OF READING
610.670.2770



QUAKER HILL

MORGANTOWN | BERKS COUNTY

The serenity of the country and the privacy of large, wooded homesites embody the essence of **Quaker Hill**. Enjoy the rich culture of historic Robeson Township as you share the local roads with horse and buggies. The outdoor beauty extends to the number of historical parks, including French Creek State Park and Hopewell Furnace National Historic Site. Enjoy fishing, hiking, sailing, camping and picnicking while residing only minutes from major roadways and destinations.

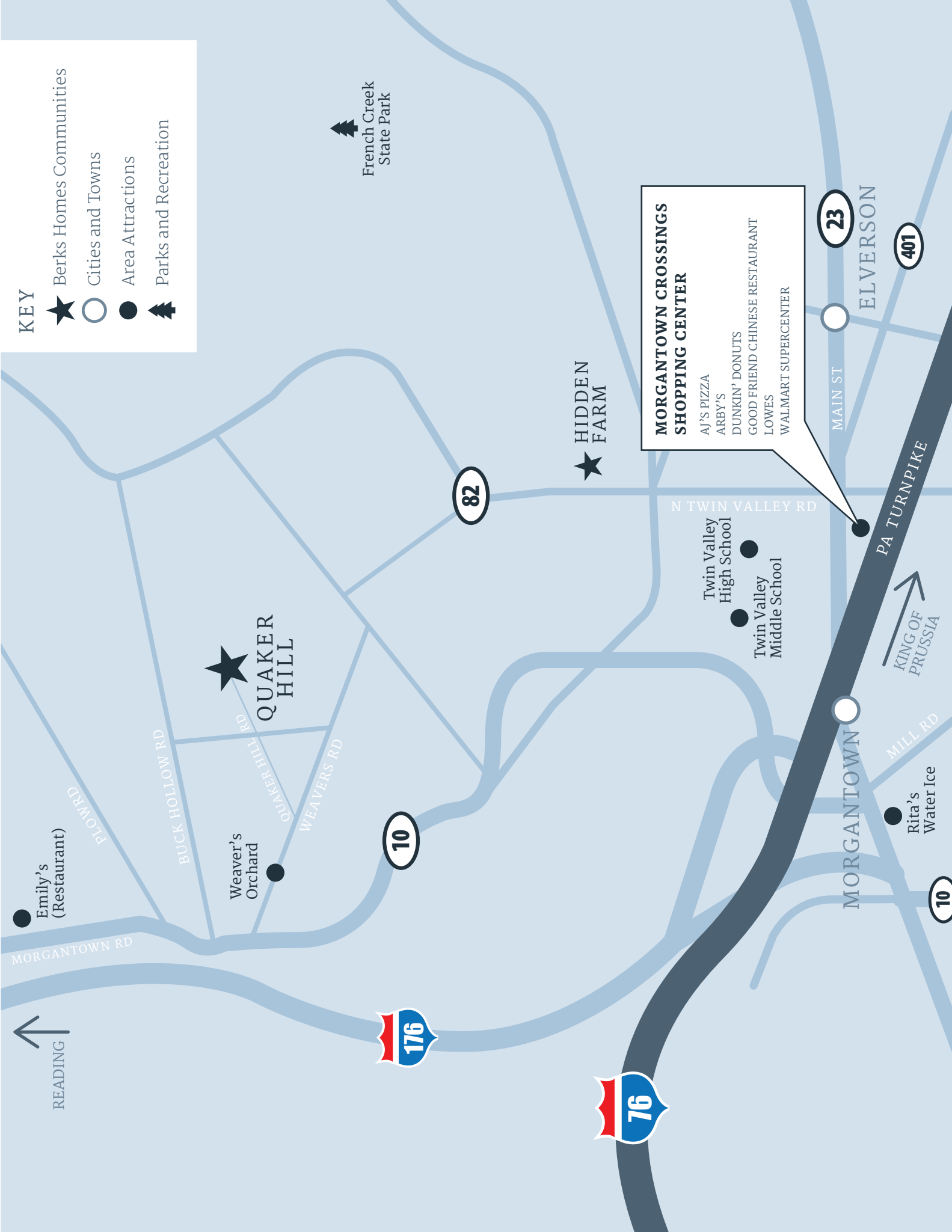


610.842.8254 | quakerhill@berkshomes.com



KEY

- ★ Berks Homes Communities
- Cities and Towns
- Area Attractions
- 🌲 Parks and Recreation



MORGANTOWN CROSSINGS SHOPPING CENTER

- AJ'S PIZZA
- ARBY'S
- DUNKIN' DONUTS
- GOOD FRIEND CHINESE RESTAURANT
- LOWES
- WALMART SUPERCENTER

READING ↑

↑ KING OF PRUSSIA



10

82

23

401

10

★ QUAKER HILL

★ HIDDEN FARM

🌲 French Creek State Park

○ ELVERSON

○ MORGANTOWN

● Twin Valley High School
● Twin Valley Middle School

● Rita's Water Ice

● Emily's (Restaurant)

● Weaver's Orchard

○ MAIN ST

MILL RD

N TWIN VALLEY RD

PA TURNPIKE

BUCK HOLLOW RD

QUAKER HILL RD

WEAVERS RD

FLOWER RD

MORGANTOWN RD

AREA AMENITIES



BOOKSTORES

Mastof Press Books	9 mi.
Book Warehouse	13 mi.
Waldenbooks	16 mi.

GROCERY STORES

Walmart SuperCenter	6 mi.
BB's Discount Grocery Store	6 mi.
Giant Food Store	11 mi.
Weis Markets	12 mi.
Redner's Warehouse Market	12 mi.
Shady Maple	16 mi.

RESTAURANTS

Emily's	4 mi.
Rocky's Pizza	5 mi.
Beltempo's Pizza	9 mi.
AJ's Pizza	6 mi.
Dunkin Donuts	6 mi.
Good Friends Chinese	6 mi.
Arby's	6 mi.
Pizza Hut	9 mi.
Giovanni's Italian Restaurant	7 mi.
Elverson Deli	7 mi.
Green Hills Inn	7 mi.
Windmill Family Restaurant	9 mi.
Shady Maple Smorgasbord	16 mi.

HEALTHCARE AND FITNESS

YMCA	5 mi.
Dougs Family Pharmacy	6 mi.
Walmart	6 mi.
Rite Aid	6 mi.
Urgent & Diagnostic Care	9 mi.
St. Joseph Medical Center	14 mi.
Reading Hospital and Medical Center	14 mi.
Chester County Hospital & Health System	20 mi.

MOVIES THEATERS

R/C Reading Movies 11 & IMAX	12 mi.
Carmike Cinemas Wyomissing 8	15 mi.
Regal Cinemas Downingtown	16 mi.
Cinema Center at Fairgrounds Square	18 mi.

EDUCATION

Robeson Elementary Center	3 mi.
Twin Valley Middle School	6 mi.
Twin Valley High School	6 mi.
Village Library	7 mi.
Twin Valley Elementary Center	8 mi.
Exeter Community Library	10 mi.

RECREATION AND ATTRACTIONS

Livingood Park Elverson	5 mi.
French Creek State Park	5 mi.
Hopewell National Furnace	5 mi.
Twin Valley Recreation Association	6 mi.
Dutch Wonderland	35 mi.

SHOPPING

Vanity Fair Outlet Center	11 mi.
Berkshire Mall	16 mi.
Exton Square Mall	20 mi.
King of Prussia Mall	29 mi.
Park City Mall	33 mi.

GOVERNMENT

Elverson Post Office	5 mi.
Caernarvon Twp Police Dept.	6 mi.

UTILITIES

D&E Communications (Phone)
Service Electric (Cable)
Met Ed (Electric)

*Miles are approximates

STANDARD FEATURES



OUTSTANDING CONSTRUCTION

- Stucco, Brick or Stone Front (Per Model)
- 2" x 6" Exterior Walls with Tyvek® Wrap
- Simonton® Single Hung Windows with low "E" glass; including Screens with Profile Grills between Glass
- CertainTeed Dimensional Fiberglass Shingles
- Poured Concrete Foundation
- Fiberglass Insulated Front Door
- Two Car, Side Entry Garage
- Insulated Raised Panel Garage Door
- Basement Egress Window

INTERIOR DESIGN

- Engineered Hardwood Flooring in Foyer with Stained Wood Stair Rail and Newel Post
- 9' First Floor Ceilings with Oversized Baseboards and Casings in applicable locations
- Upgraded (Level 2) Carpet in applicable locations
- Luxury Vinyl Tile Flooring in Kitchen, Breakfast Area, Laundry Room & Bathrooms (Tile in Master Bath with Homes including Soaking Tub)

KITCHEN FEATURES

- Granite Kitchen Countertops and Backsplash with Stainless Steel Undermount Kitchen Sink
- Spacious Kitchen Design with Over 30 Cabinet Choices Offering Dovetailed and Self-closing Drawers
- Self Cleaning Whirlpool® Electric Range, Microwave and Dishwasher

LUXURY BATH FEATURES

- Pedestal Sink in Powder Room
- Tiled Soaking Tub and Tiled Flooring in Master Bath (Per Model)
- Cultured Marble Vanity Tops
- MOEN Chrome Bath Fixtures with matching Pivot or Sliding Shower Door Enclosure
- Tub and Shower Combination in Hall Bath
- Vented Exhaust in All Baths

UTILITIES & CONVENIENCES

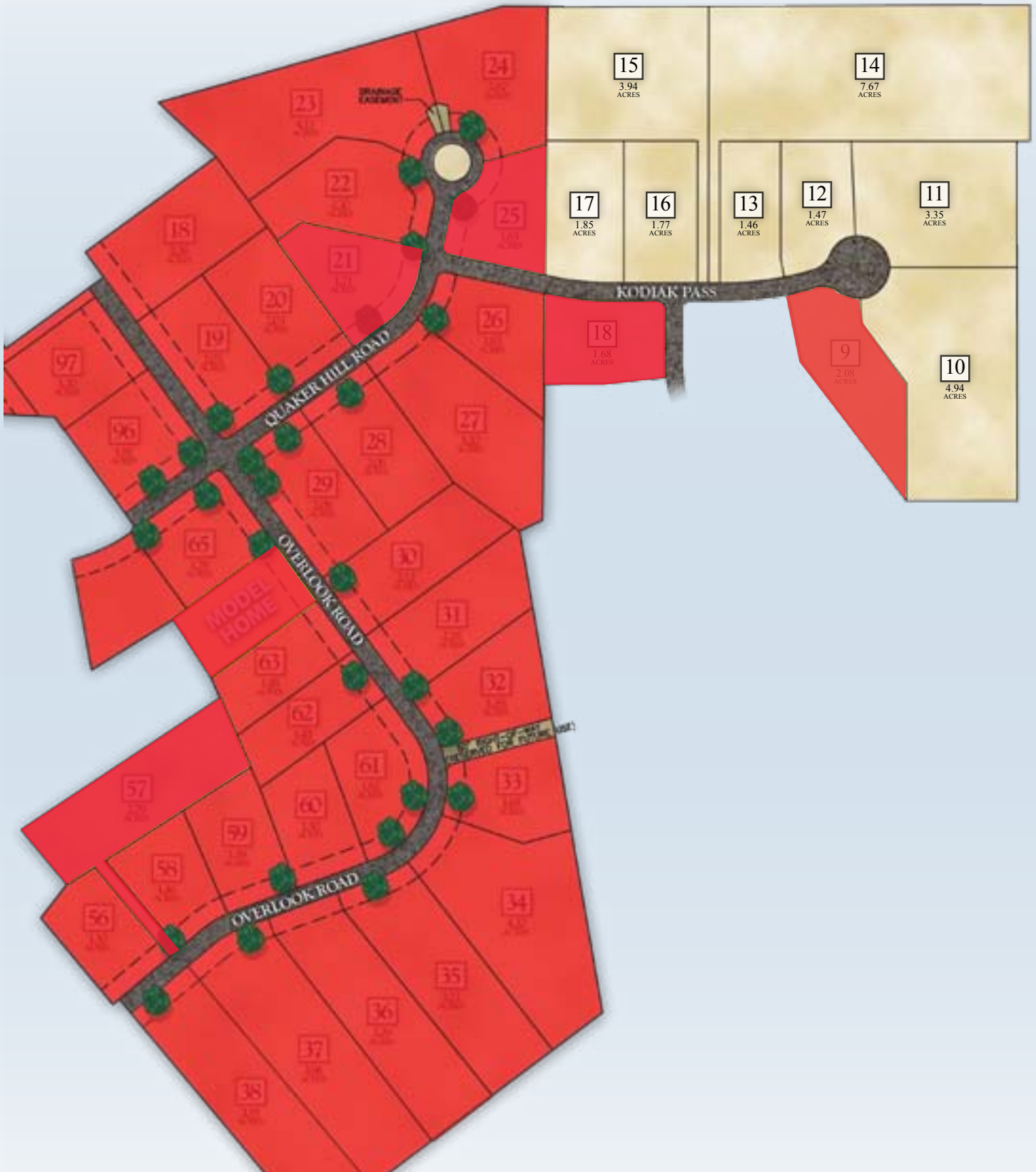
- 92% Efficiency Electric Heating System with Thermostats on 1st and 2nd Floors (Select Models)
- Central Air Conditioning (Dual-Zone Select Models)
- 80 Gallon Electric Water Heater (per model)
- Smoke Detectors, Direct Wired with Battery Backup on Each Floor and in Each Bedroom
- Prewire for a total of Four Telephone & Cable TV Outlets
- 200 Amp With 40-circuit Panel
- Outdoor GFI Receptacles -Front and Rear
- State-of-the-Art MANABLOC Plumbing System

MISCELLANEOUS

- Professionally Raked & Seeded Yard with Concrete Service Walkway
- Landscape Package for Front of Home
- Dehumidifier in Basement

Specifications are offered subject to errors and omissions and the builder reserves the right to change said specifications without prior notice. Builder also reserves the right to substitute brands and materials of equal quality, if deemed necessary.

COMMUNITY PLAN



FOR DISPLAY PURPOSES ONLY - The site plan of QUAKER HILL is for display purposes only. Berks Homes reserves the right to determine, and shall have the final decision concerning the following: Location of a dwelling on a homesite, drainage of surface water from a homesite, location of plumbing and other utilities to a dwelling, grading of a homesite and construction and installation of improvements in the community, including, but not limited to, the construction of driveways, lighting, street trees and landscaping.



SELECTION GALLERY OPEN HOUSE



Tour our expansive Selection Gallery and get acquainted with our wide array of choices to personalize your home.

Tuesdays: 9 AM – 5 PM
Saturdays: 8:30 AM – 1 PM
(1st & 3rd of every month)



Megan Jones
SELECTION GALLERY
CONSULTANT

Katie Detwiler
SELECTION GALLERY
CONSULTANT

WE LOOK FORWARD TO SEEING YOU!

Located at
3335 Morgantown Road
Mohnton, PA 19540

YOUR BERKS HOME IN 9 EASY STEPS:

1

FLOORPLAN SELECTION & HOMESITE RESERVATION

Choose preferred floorplan & homesite

\$1,000 deposit

Reserves homesite and locks in pricing for two weeks (100% Refundable)

Research financing options

Visit our Selection Gallery Open House

Tuesday, 9 am - 5 pm
1st & 3rd Saturday, 8:30 - 1 pm

2

AGREEMENT OF SALE & GOOD FAITH DEPOSIT

Finalize structural options & sign the Agreement of Sale (AOS)

Due within 2 weeks of homesite reservation

Upon AOS signing, provide \$5,000 good faith deposit

Good faith deposit includes \$1,000 reservation deposit

Pay half the total of structural options*

Due within 14 days

3

MORTGAGE APPLICATION

Apply for a mortgage

Within 5 days of signing AOS

Procure signed mortgage commitment

Due within 28 days of signing the AOS

Lancaster Mortgage Co.

Our preferred lender is happy to assist you and answer any financing questions you have during any stage of the process

4

PERSONALIZATION

Schedule your Selection Gallery appointment at time of AOS signing

Select materials and colors for your new home

Our consultant guides you through the selection-making process including, but not limited to, flooring, countertops, cabinets, lighting, exteriors, etc.

After finalizing your Selection Gallery choices, payment for half the total is due*

5

DRAWINGS & APPRAISAL

Receive a courtesy set of your home's drawings for review

This set of drawings is also issued to your lender for completion of the appraisal

6

START OF CONSTRUCTION

We prepare the plans for the start of construction

After receiving all permits

Our Community Superintendent receives the plans

The Super oversees all construction activities on your new home

Track your home's progress using the My Blueprint feature on our website

8

PRE-SETTLEMENT ORIENTATION

Community Superintendent presents you with your finished home

Several days before settlement, you will review the operation of your home's features, go over homeowner maintenance and receive explanation of your new home's warranty

9

SETTLEMENT

Formal transfer of ownership

Guardian Transfer Co.

Our official partner, able to assist you by providing title services and conducting the settlement

Bring certified check for any funds owed

Sign your mortgage documents

Receive keys to your new home!



BERKS
HOMES

WWW.BERKSHOMES.COM

*All deposits are held by builder and are returned as credit toward total funds due at settlement



Build in Our Community? Build on Your Own Land? Stay Put and Remodel?



You Have Choices When It Comes
to Your Home.

**But There's Only One Clear Choice
When It Comes to the Builders.**



\$500 Credit Towards Closing Costs*



When you build a Berks Home and finance with LMC Home Loans.



- **Break Ground Quickly with Fast Approvals**
Berks Homes and LMC Home Loans coordinate your new home build and financing to create a seamless experience.
- **Progress on Schedule**
Financing through LMC Home Loans ensures your expectations are met.
- **No Delays in Funding**
We're committed to timely completion and Berks Homes' high quality.
- **Hassle-Free Experience**
No out-of-town lenders, administrative delays, or surprises.



Dee Shoff
Vice President of Business Development
NMLS #359847
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Fax: 717-560-2267 dshoff@lmchomeloans.com
1794 Oregon Pike Lancaster, PA 17601



LMC Home Loans is licensed by the PA Department of Banking, NMLS# 836585

*To qualify for this offer, you must use LMC Home Loans and sign the contract addendum. If you do not finance with LMC Home Loans, no credit will be provided. The credit is not transferable. LMC Home Loans is a preferred lender of Berks Homes.