



COLDWELL
BANKER

RESIDENTIAL BROKERAGE

717.351.5208



WATSON RUN

LEACOCK TOWNSHIP | LANCASTER COUNTY

Tucked in the rolling farmlands of Gordonville PA, lies the majestic 55+ community **Watson Run**. Active adults will enjoy a peaceful, country setting boasting many nearby outdoor activities and attractions. Turn back the clock by emersing yourself in historic Leacock Township's Amish culture. Plentiful shopping, entertainment and dining options are literally right around the corner in Downtown Intercourse PA, including the famous Kitchen Kettle Village.



BERKS
HOMES

717.575.4059 | watsonrun@berkshomes.com



KEY

- ★ Berks Homes Communities
- Cities and Towns
- Area Attractions
- ⊙ Golf Courses

KITCHEN KETTLE VILLAGE

THE BAKE SHOP
 BRIGHTON COLLECTIBLES BY CANDLE LIGHT
 CLOVERFIELDS BAGS AND ACCESSORIES
 THE COUNTRY LIFE
 THE DEERSKIN LEATHER SHOP
 DUTCHLAND GALLERIES
 GARNETT POTTERY
 THE GIFT HOUSE
 GIRLS DAY OUT
 GRANDE PLACE
 INSECT CREATIONS

THE JAM & RELISH KITCHEN
 THE JEWELRY BOX
 JOHN HAY CIGARS
 KEN'S GARDENS
 KETTLE CAFE
 THE KLING HOUSE RESTAURANT
 LANCASTER YARN SHOP
 LAPP VALLEY FARMS
 ICE CREAM
 LILY'S PERSONALIZED TEDDY BEARS
 PAPPYS KETTLE KORN

PAW PRINTS
 PEPPER LANE FUDGE AND SWEETS
 THE PRETZEL HAUS
 THE ROASTED ROOSTER
 THE SASSY SPOON
 SMOKEHOUSE SHOP
 THE TEE PARLOUR
 TIN 'N TREASURES
 VILLAGE QUILTS
 VILLAGE SIGNCRAFTERS
 WASHPIN PALS
 YUMMIE'S TOY BOX

Bird In Hand Farmers Market & Family Restaurant

340

OLD PHILADELPHIA PK

INTERCOURSE

Dutch Wonderland
 American Music Theatre

Tanger Outlet Center
 Lancaster Host Golf Resort

★ WATSON RUN

Stoltzfus Meats & Deli

Historic Revere Tavern
 Rainbow Dinner Theatre

LINCOLN HWY E

30

Pequea Valley High School
 Pequea Valley Intermediate School

Paradise Elementary School

896

Sight & Sound Millennium Theater

STRASBURG

Strasburg Railroad

741

STRASBURG RD

23

W NEWPORT RD

772

Yoder's Restaurant & Buffet
 Shady Maple Smorgasbord

AREA AMENITIES



RESTAURANTS

The Kling House2 mi.
Historic Revere Tavern	3 mi.
Bird In Hand Family Restaurant	4 mi.
Olive Garden	6 mi.
Ruby Tuesday	6 mi.
Yoder's Restaurant & Buffet	7 mi.
Applebee's	8 mi.
Texas Roadhouse	8 mi.
The Olde Greenfield Inn	9 mi.
Shady Maple Smorgasbord	9 mi.

SHOPPING

Stoltfus Meats & Deli	0.5 mi.
Kitchen Kettle Village	2 mi.
Weis Supermarket	6 mi.
Rockvale Outlets	6 mi.
Tanger Outlets	7 mi.
Yoder's Country Market	7 mi.
Giant Food Store	8 mi.
Shady Maple Farm Market	9 mi.
WalMart	10 mi.
Park City Mall	14 mi.

SCHOOLS

Paradise Elementary	2 mi.
Pequea Intermediate	1 mi.
Pequea Senior High School	1 mi.

ENTERTAINMENT & ATTRACTIONS

Kitchen Kettle Village2 mi.
Rainbow Dinner Theatre	3 mi.
Strasburg Rail Road	6 mi.
American Music Theatre	7 mi.
Sight & Sound Millennium Theatre	8 mi.
Dutch Wonderland	8 mi.
Fulton Theatre	11 mi.

GOLF COURSES

Lancaster Host Resort	7 mi.
Mocassin Run	13 mi.
Honeybrook Golf Club	15 mi.

PARKS & RECREATION

Intercourse Community Park1 mi.
Gap Park	6 mi.
East Lampeter Park	7 mi.

HEALTHCARE & FITNESS

Lancaster General Hospital	12 mi.
Lancaster Regional Medical Center	13 mi.
Ephrata Community Hospital	15 mi.
Brandywine Hospital	19 mi.
New Holland Recreation	5 mi.

ANTIQUES & FARMER'S MARKETS

Bird In Hand Farmer's Market	4 mi.
Roots Country Market & Auction	12 mi.
Green Dragon	15 mi.

GOVERNMENT

Gordonville Post Office	2.5 mi.
Leacock Township	1 mi.
Intercourse Fire Company	1 mi.
State Police	8 mi.

UTILITIES

PP&L (Electric)
Comcast (Cable)
Frontier Communications (Phone)
Leacock Township (Water & Sewer)

*Miles are approximates

STANDARD FEATURES



EXTERIORS

- 8' Poured Concrete Foundation with Concrete Footer and Clear Foundation Sealer for Basement Conditions
- Concrete Block Walls with Concrete Footer for Slab Conditions
- Southern Beaded Vinyl Siding
- Stone, Stucco or Brick Front (per design)
- 2" x 6" Exterior Walls w/ Tyvek® House Wrap
- Simonton Double-Hung Low E Windows and Screens with Profile Grills
- CertainTeed Dimensional Shingles
- Fiberglass Insulated Front Door w/Half-Height Clear Glass Sidelites (Per Design)
- 2-Car, Front-Entry Garage
- Insulated Raised Panel Garage Door with Prewire for Future Opener(s)
- Concrete Walkway from Driveway to Front Door
- Landscape Package for Front of Home
- Professionally Raked and Seeded Yards

INTERIORS

- 9' First Floor Ceilings includes Expanded Baseboards (Parkside models)
- Engineered Hardwood Flooring in Foyer
- State-of-the-Art MANABLOC Plumbing System
- R-19 Wall Insulation and R-38 Ceiling Insulation (R-40 in Volume Ceilings)
- Passive Radon Mitigation System in Place
- 40-Gallon Propane Gas Water Heater
- 200 Amp with 40-Circuit Panel
- Smoke Detectors with Battery Backup on All Levels Hardwired to Central Monitoring System
- Prewire for 2 Telephone and 2 Cable TV Outlets in Locations of Choice
- Dehumidifier in Basement

KITCHENS

- Spacious Kitchen Designs with Choice of Raised or Recessed Panel Cabinets in Select Stains and Finishes
- 2³/₄" Crown Moulding on Kitchen Cabinets (Parkside models)
- Recessed Light Over Sink
- Water Line for Future Ice Maker
- Energy Efficient Self-Cleaning Whirlpool® Propane Gas Range, Dishwasher and Microwave
- Garbage Disposal

BATHS

- Pedestal Sink in Powder Room
- Cultured Marble Vanity Tops
- Choice of Raised or Recessed Panel Vanity Cabinets with Select Stains and Finishes
- MOEN Bath Fixtures with Matching Pivot or Slider Shower Door Enclosure
- Vented Exhaust in All Baths

ENERGY-SAVING INCLUSIONS

- 13-SEER Central Air Conditioning
- 92% Efficiency Propane Warm Air Heating System
- Energy Efficient Household Air Supply System
- Duct Work Sealed to Ensure Minimal Total Leakage
- State-of-the-Art Community Water System, Public Sewer

HOA LIVING

- Expansive Clubhouse with Heated Outdoor Pool, Community Kitchen and Fitness Center
- Walking Trails
- Lawn and Landscaping Maintenance
- Snow Clearing of Driveways and Sidewalks
- Trash Removal and Recycling
- Fire Alarm with Central Station Monitoring

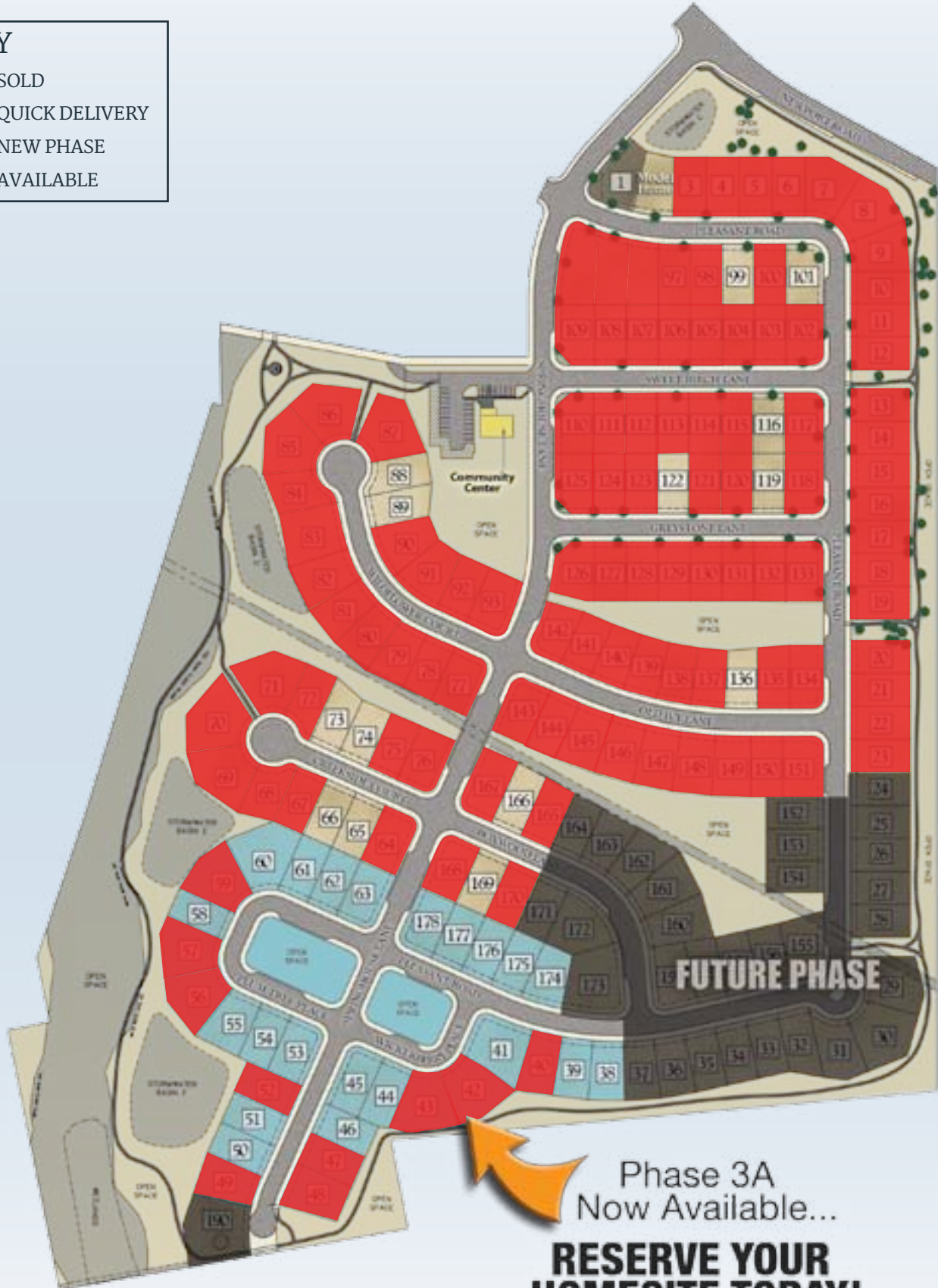
Specifications are offered subject to errors and omissions and the builder reserves the right to change said specifications without prior notice. Builder also reserves the right to substitute brand and materials of equal quality, if deemed necessary.

COMMUNITY PLAN



KEY

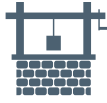
- SOLD
- QUICK DELIVERY
- NEW PHASE
- AVAILABLE



Phase 3A
Now Available...
RESERVE YOUR HOMESITE TODAY!

FOR DISPLAY PURPOSES ONLY - The site plan of WATSON RUN 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.





WATSON RUN
55+ Active Adult Community

Cost of Living Comparison

	PENNSYLVANIA	NEW JERSEY	NEW YORK
Composite Cost of Living Index 3rd Quarter 2015**	102.6	124.7	143.5
Retirement Income Tax Rate Single Filer w/ \$60k in retirement income	0.00% (After 59½ Yrs Old)	5.53%***	6.45%***
TAXED INCOMES†			
State Pension	NO	YES	NO
Local Pension	NO	YES	NO
Federal Pension	NO	YES	NO
Military Pension	NO	NO	NO
Social Security	NO	NO	NO
Private Pension	NO	YES	YES
401(k), IRA, SEP, etc.	NO	YES	YES

Sources: *Kiplinger.com / **MERIC Cost of Living Data Series / ***Taxfoundation.org - State Individual Tax Rates 2015 / †RetirementLiving.com



Model Home Hours: *Wed - Sat, 11-4*
717.575.4059 / watsonrun@berkshomes.com

Retire to **Tax-Friendly**
Pennsylvania!*

{Gordonville · Lancaster County} From the Mid \$200s / From 1,280 Sq Ft / 2-3 Beds / 2-2.5 Baths



WWW.BERKSHOMES.COM
Prices and offers subject to change without notice.



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 broker 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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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.