



RESIDENTIAL BROKERAGE

610.373.9900

EXETER TOWNSHIP | BERKS COUNTY



# CHESTNUT HILL

A T E X E T E R

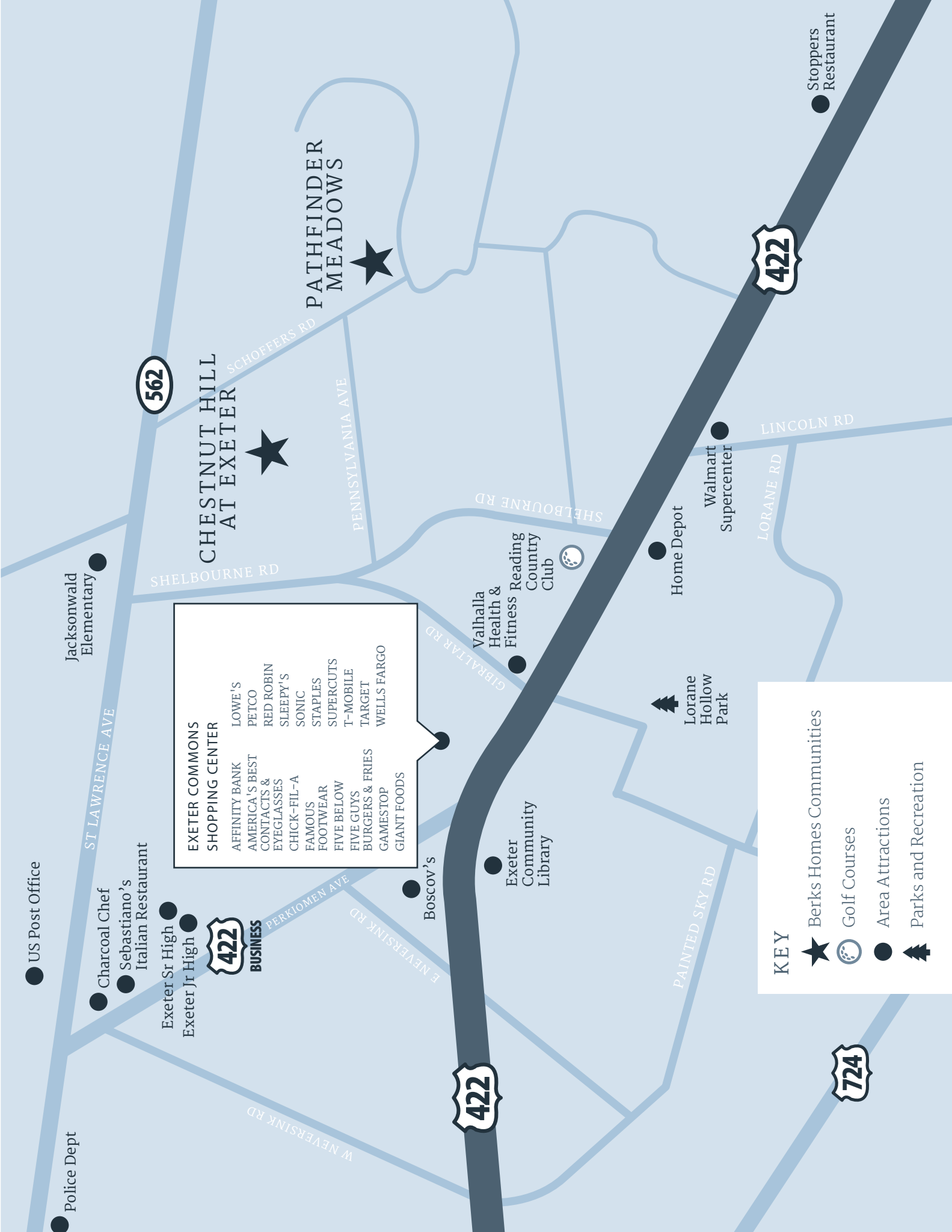
Situated among the rolling landscape of the Exeter Township, **Chestnut Hill at Exeter** offers single family homes with versatility and luxury in mind. Enjoy prestigious living amongst the historical scenery of the Daniel Boone Homestead as well as the natural beauty of the outdoors with Exeter Community Park and Lorraine Hollow Park. With fishing, kayaking and hiking nearby, the community is minutes from great outdoor getaways.



**BERKS**  
HOMES

610.763.6025 | [chestnuthill@berkshomes.com](mailto:chestnuthill@berkshomes.com)





562

422

724

CHESTNUT HILL AT EXETER

PATHFINDER MEADOWS

- EXETER COMMONS SHOPPING CENTER**
- AFFINITY BANK
  - AMERICA'S BEST CONTACTS & EYEGLASSES
  - CHICK-FIL-A
  - FAMOUS FOOTWEAR
  - FIVE BELOW
  - FIVE GUYS
  - BURGERS & FRIES
  - GAMESTOP
  - GIANT FOODS
  - LOWE'S
  - PETCO
  - RED ROBIN
  - SLEEPY'S
  - SONIC
  - STAPLES
  - SUPERCUTS
  - T-MOBILE
  - TARGET
  - WELLS FARGO

**KEY**

- ★ Berks Homes Communities
- 🌐 Golf Courses
- Area Attractions
- 🌲 Parks and Recreation

# AREA AMENITIES



## SHOPPING

Redner's Warehouse Markets	1.3 mi.
Giant Food Stores	2.2 mi.
BJ's Wholesale Club	6.8 mi.
Vanity Fair Outlet Village	6.8 mi.
Fairgrounds Square Mall	7.0 mi.
Berkshire Mall	7.8 mi.
King of Prussia Mall	27.8 mi.
Wal-Mart	1.3 mi.
Home Depot	1.3 mi.
Target, Lowe's & Staples	Just over 1 mi.

## RESTAURANTS

Schmeck's Villa	1.2 mi.
Giovanna's Pizza	1.3 mi.
Stoppers	1.5 mi.
Red Robin	1.5 mi.
Anthony's Trattoria	3.0 mi.
V & S Sandwich Shop	2.2 mi.
Tiki Bar	5.1 mi.
Harpoon Louie's	2.7 mi.
Sebastianos Italian Restaurant	2.7 mi.
Charcoal Chef	2.7 mi.

## ENTERTAINMENT

Reading Goggleworks	5.3 mi.
Sovereign Center	5.3 mi.
First Energy Stadium	6.5 mi.
Reading Public Museum	6.5 mi.
Reading Pagoda	4.3 mi.
Gassers Driving Range	6.5 mi.
Venzke Driving Range	1.7 mi.
Bowl Grill	2.1 mi.

## PARKS AND RECREATION

Nolde Forest State Park	6.6 mi.
French Creek State Park	5.5 mi.
Farming Ridge Park	1.2 mi.
Exeter Township Community Park	1.8 mi.
Lorane Hollow Park	1.9 mi.
Daniel Boone Homestead	2.4 mi.
Mountain Park	2.6 mi.

## MOVIES AND THEATRES

Carmike Wyomissing	7.8 mi.
Carmike Coventry 8	10.0 mi.
Cinema Center - Fairgrounds Square	7.0 mi.
Reading Movies Eleven IMAX	5.3 mi.
Berks Ballet Theatre	4.1 mi.
Sovereign Performing Arts Center	5.4 mi.
Reading Civic Theatre	5.0 mi.

## SPORTS AND RECREATION

Exeter Township Little League	1.8 mi.
Next Level Martial Arts	1.9 mi.
Reading Country Club	1.2 mi.
Arrowhead Golf Course	3.6 mi.

## HEALTHCARE AND FITNESS

St. Joseph Medical Center	4.9 mi.
Reading Hospital & Med. Center	6.4 mi.
Pottstown Memorial Med. Center	12.4 mi.
Valhalla Health and Fitness	1.6 mi.
Hillcrest Racquet Club	1.9 mi.
Curves for Women	1.9 mi.
World Gym Fitness Center/Kidzone	2.8 mi.
Gold's Gym	7.2 mi.

## TRANSPORTATION

Reading Regional Airport	8.3 mi.
Pottstown Municipal Airport	9.3 mi.
Philadelphia International Airport	42.8 mi.

## SCHOOLS

Exeter Township School District	www.exeter.k12.pa.us
Jacksonwald Elementary School	1.2 mi.
Owatin Creek Elementary School	1.3 mi.
Exeter Twp. Junior High School	2.1 mi.
Exeter Twp. Senior High School	2.3 mi.
Berks Christian School	2.0 mi.
St. Catharine of Siena School	3.5 mi.
Berks Catholic High School	6.2 mi.

## LOCAL COMMUNITY

Exeter Community Library	1.9 mi.
City of Reading Fire Company	2.6 mi.
Gibraltar Fire Company	2.9 mi.
US Post Office	2.6 mi.
Police Department	1.5 mi.

## UTILITIES

First Energy (Electric)
Service Electric Cablevision (Television)
Pennsylvania American Water (Water)
UGI (Gas)
Verizon (Phone)
Exeter Twp. Municipal Authority (Sewer)

\*Miles are approximates

# STANDARD FEATURES



## OUTSTANDING CONSTRUCTION

- Stucco, Brick or Stone Front (Per Design)
- 2" x 6" Exterior Walls with Tyvek® Wrap
- Simonton® Single Hung Windows & Screens with Profile Grills between Glass
- CertainTeed Dimensional Shingles
- Poured Concrete Foundation
- Fiberglass Insulated Front Door
- Two Car Garage
- Exterior Lighting Package
- R-44 Insulation in Heated Areas with Flat Ceilings

## INTERIOR DESIGN

- Engineered Hardwood Flooring in Foyer w/ Stained Wood Stair Railing & Newel Post
- 9' First Floor Ceilings

## KITCHEN FEATURES

- Spacious Kitchen Design with Choice of Raised Panel Oak or Recessed Panel Birch Cabinets in Select Stains
- Whirlpool® Gas Range, Microwave & Dishwasher
- Garbage Disposal
- Water Line for future Icemaker with Recessed Box

## LUXURY BATH FEATURES

- Pedestal Sink in Powder Room
- Soaking Tub in Master Bath (Per Model)
- Cultured Marble Vanity Tops
- Recessed Panel Vanity Cabinets w/ Select Stains & Finishes
- Tub and Shower Combination in Hall Bath
- Vented Exhaust in All Baths
- Dehumidifier in Basement

## UTILITIES & CONVENIENCES

- Central Air Conditioning
- 92% Efficiency Gas Dual Zoned Heating System
- Structured Wiring Package Included
- 200 Amp With 40-circuit Panel
- Smoke Detectors with Battery Backup on All Levels and in each Bedroom
- State-of-the-Art MANABLOC Plumbing System

## MISCELLANEOUS

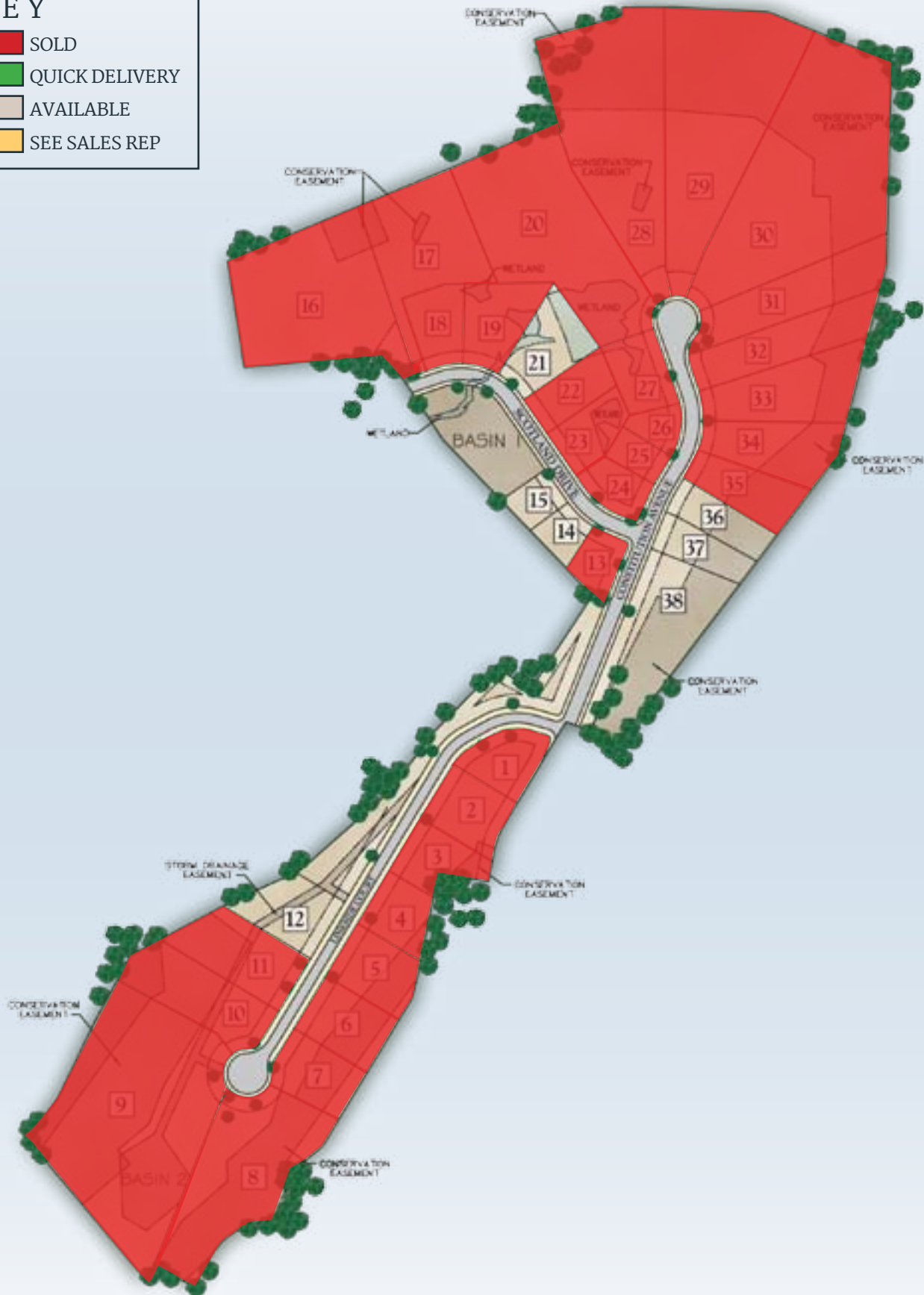
- Professionally Raked & Seeded Yard
- Landscaping Package
- Concrete Service Walkway
- Public Water & Sewer

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

## KEY

- SOLD
- QUICK DELIVERY
- AVAILABLE
- SEE SALES REP



**FOR DISPLAY PURPOSES ONLY** - The site plan of CHESTNUT HILL AT EXETER 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  
Office: 717-560-2114 Direct: 717-344-5803  
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.