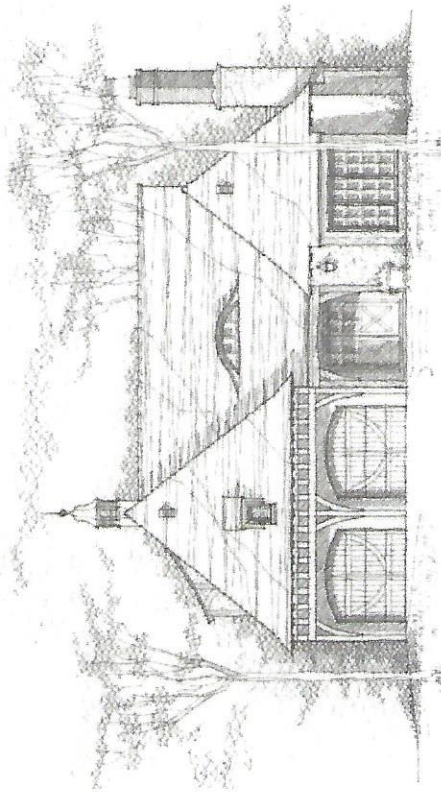




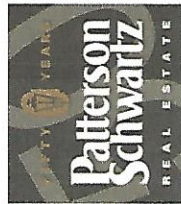
WAGONERS ROW

MARRA
HOMES

"Standard of Excellence"



12 Custom French Country Homes



Rob Young

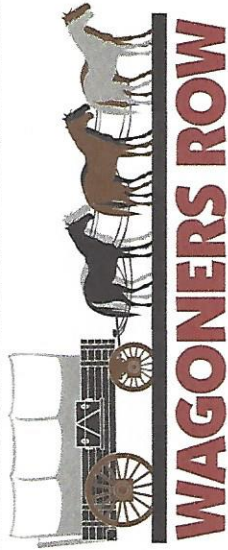
Direct: (302)

540-4111

Email: RYoung@psre.com

www.marrahomes.com





Over the past thirty-five years, Joseph Marra has brought excellence in architectural design and quality construction unequaled in the Delaware area. Wagoner's Row will be an unique and masterfully crafted community set amidst the natural beauty of the rolling Delaware countryside. In this setting Marra Homes is planning to create twelve truly distinctive homes. This 55 and better community is sure to bring you lasting value and pride of ownership for years to come..

A commitment to excellence is evident in every home and community built by Marra Homes.

Recent Communities

Marra Landing, Hockessin, Delaware

Fox Hollow, Hockessin, Delaware

Limestone Hills, Pike Creek, Delaware

Lynnway Estates, Greenville, Delaware

Amberwood, Bear, Delaware

Rockford Road, City of Wilmington, Delaware

Riverview Townhomes, City of Wilmington, Delaware

Recent Custom Homes:

Barley Mill Rd, Greenville, Delaware

Hill Rd, Wilmington, Delaware

Threadneedle Rd, Greenville, Delaware

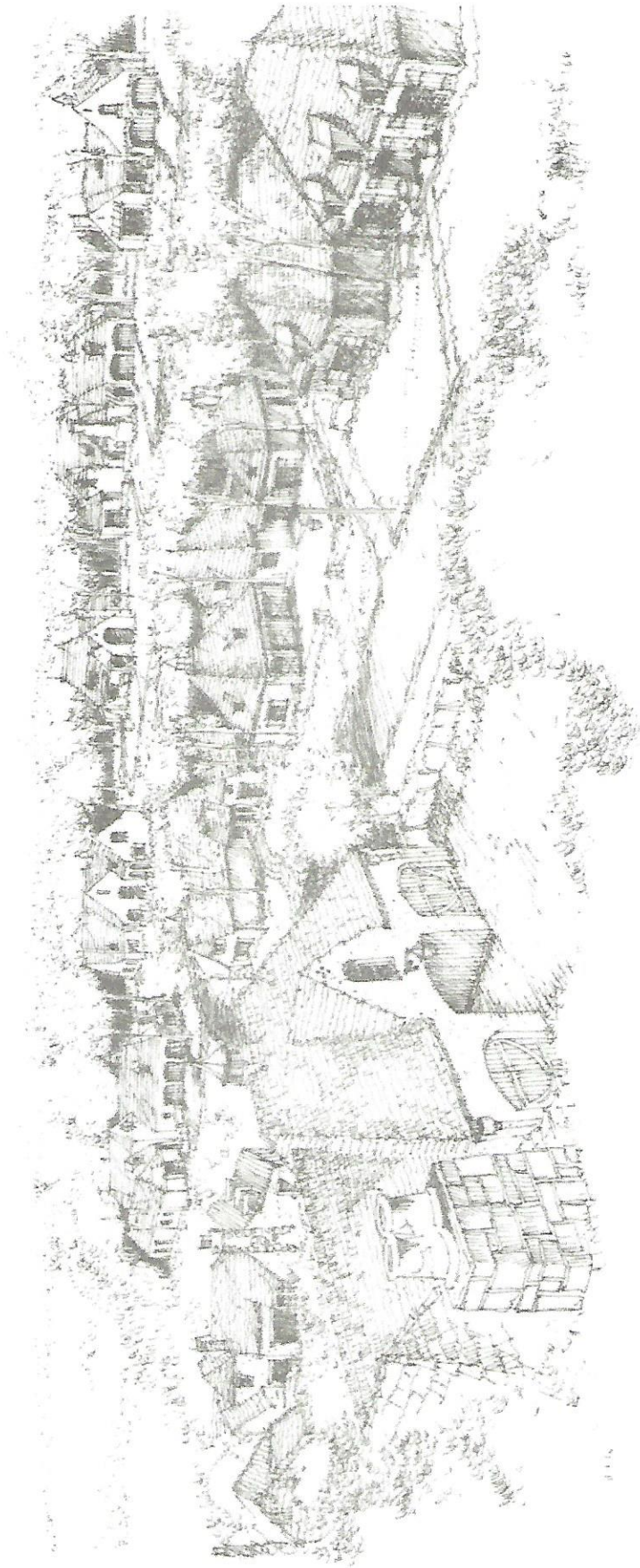
Barley Mills Court, Greenville, Delaware

Rock Manor Rd., Brandywine Hundred, Delaware

Greenville Manor, Greenville, Delaware

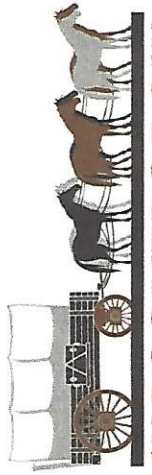
Westover Hills, Greenville, Delaware

Briedablik, Greenville, Delaware

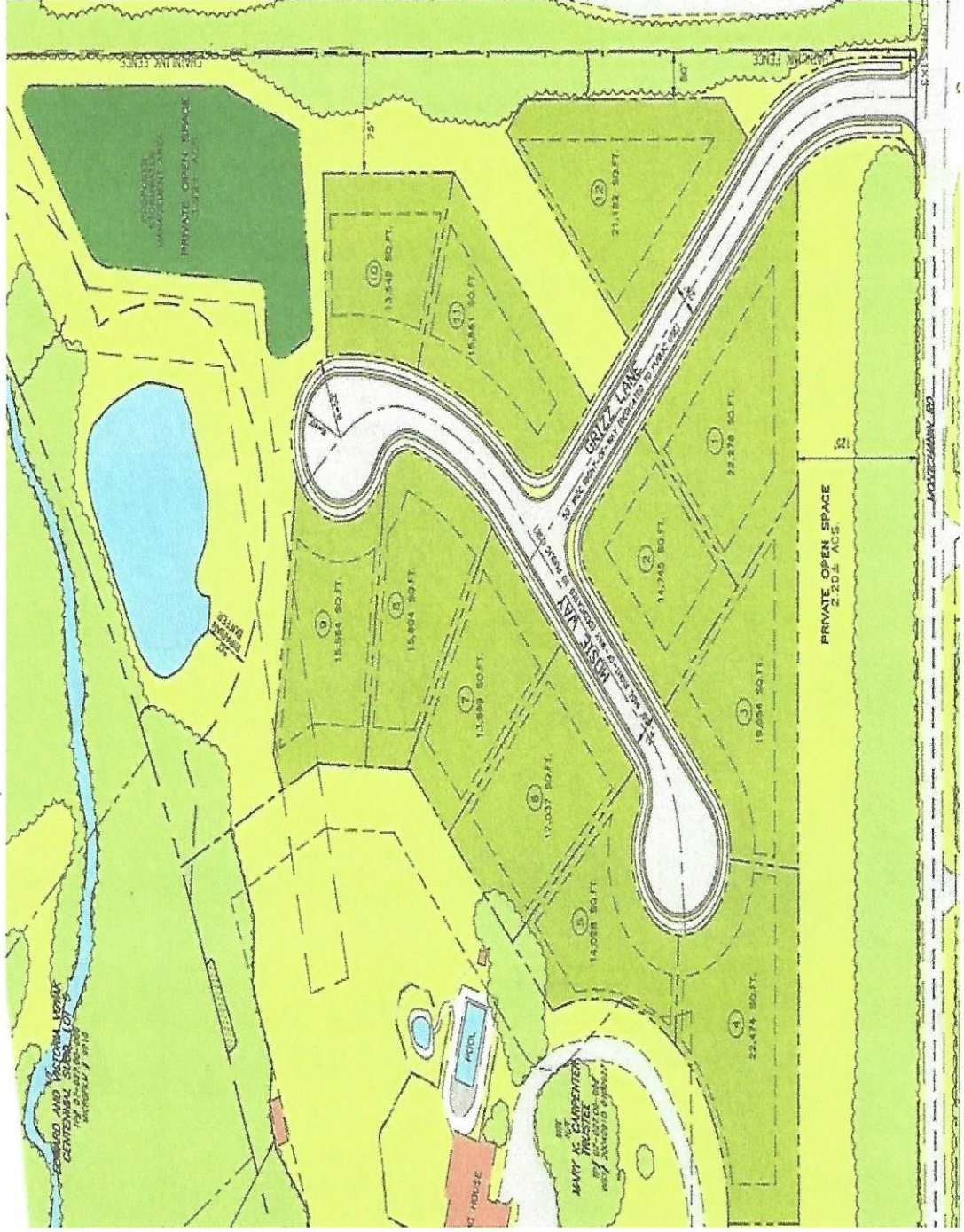


MARRA
HOMES
"Standard of Excellence"

Patterson
Schwartz
REAL ESTATE



WAGONERS ROW





Home Design Process

**MARRA
HOMES**

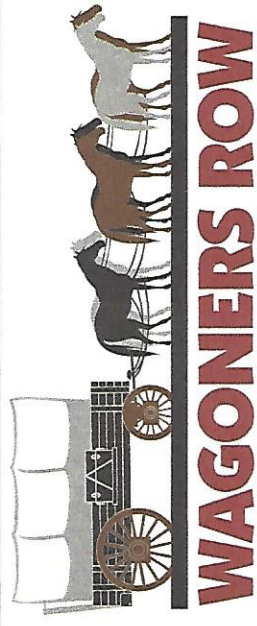
"Standard of Excellence"

To assure that every Buyer's home is customized to their individual taste and needs, all Buyers will be provided design time to meet with the Builder to personalize their home.

This will allow each Buyer to incorporate individual layout and design features for their home. This will also allow each home to be designed to the specific building envelopes requirements of their lot

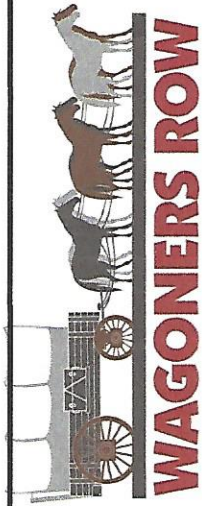
All Twelve home will have the same French Country feel as shown but with personalized touches, so no two homes are the same.





14 Home Plans to Choose From





Home Pricing

<u>Model</u>	<u>Price</u>	<u>Lots</u>
Brompton A	\$1,364,000	2
Brompton B	\$1,419,000	2
Camden A	\$1,394,000	2,3,4
Camden B	\$1,405,000	2,3,4
Downing	\$1,434,000	2
Lancaster A	\$1,414,000	2,3,4,12
Lancaster B	\$1,419,000	2,3,4,12
Oxford	\$1,416,000	2,4
Rochelle A	\$1,274,000	2,3,4,11,12
Rochelle B	\$1,324,000	2
Rochelle C	\$1,419,000	2,4
Sussex A	\$1,354,000	2,11
Sussex B	\$1,372,000	2,11

All plans can be modified to meet your needs. No two Homes will be the same.
 Prices can change without notice. 5/12/17



WAGONERS ROW

Greenville, Delaware 19807

Lot	Address	Premium
Lot 1	305 Grizz Lane	SOLD
Lot 2	404 Mosie Way	0
Lot 3	402 Mosie Way	0
Lot 4	400 Mosie Way	\$20,000
Lot 5	401 Mosie Way	SOLD
Lot 6	403 Mosie Way	SOLD
Lot 7	405 Mosie Way	SOLD
Lot 8	407 Mosie Way	SOLD
Lot 9	409 Mosie Way	SOLD
Lot 10	410 Mosie Way	SOLD
Lot 11	408 Mosie Way	\$25,000
Lot 12 4/29/17	304 Grizz Lane	\$25,000



Feature Highlights

- 9 foot Ceiling on all levels or Cathedral Ceilings
- Pella Windows
- Hardwood Flooring throughout
- 2 Separate HVAC systems for the first and second floors
- Sodded yards with sprinkler systems
- Kitchen and Baths will be designed with Waterbury Designs of Kennett Square
- Public Water and Sewer
- 15 year dry basement warranty
- All Masonry (Stone/Brick) front with Hardi Board Siding
- The Community has over 10 acres of Open Space and all homes will back to Open Space





"Standard of Excellence"

***Custom Homes/ Wagoner's Row
Construction Features and Plans***

1. Concrete and Masonry

- Foundation walls- poured 12" concrete or pre-cast concrete, 9' height +/-
With Two (2) Egress windows or 6' slider & R-11 bsmt insulation / Foam board.
- Sump compartment- 24" diameter poly compartment with lid
- 15 year dry basement warranty.
- Concrete slab- 4" concrete floor, 4 mil poly under basement slab; reinforced garage slab as necessary

2. Structural Framing

- Girder- steel I-beam with steel lolly columns
- Wood framing – 2 x 6 @ 16" o.c. on exterior walls of conditioned areas (including dormers, kneewalls, and garage/house partition walls)
- Floor joists- wood floor truss style system
- Roof system – pre-engineered roof trusses will be utilized wherever feasible at discretion of Builder
- Sub-floor – ¾" T&G- OSB (glued and nailed) Weatherproof / "Durastrand"
- Exterior wall sheathing – "Zip Wall" System
- Roof sheathing – "Zip Wall" System
- Ceiling heights
 - First floor 9' - reference approved plans
 - Second floor 9' - reference approved plans

3. Roof

- Roofing material- Certaineed "Grand Manor", color "Weatherwood" Style fiberglass reinforced asphalt, 10 yr manufacturer's Full replacement and Lifetime product warranty, Class A fire rating
- Underlayment - Synthetic
- Flashing- aluminum
- Ridge vent-continuous
- Gutters/downspouts- pre-finished aluminum 6" Half Round; layout by Builder

4. Windows and Exterior Doors

- Windows
 - Style – Pella casement (ref. Approved plans)
 - Glazing-Low E, 20- year warranty on glass
 - Exterior finish – Aluminum Clad color-- **Tan**, factory pre-finished
 - Interior finish- Wood-- Color—from selections
 - Grids – simulated divided light -to match exterior color
 - Insect screens- at all operable windows
 - Hardware—Color: white
- Main entry door unit
 - 2- Panel colonial style, 8’ height wood stain finish – as per plan
 - Hardware- from selections
- Patio doors
 - Style – sliders Pella (ref. Approved plan)
 - Glazing –Low E , 20 year warranty on glass
 - Grids --SDL, pre-finished to match exterior color
 - Hardware-by manufacturer
- Service doors
 - Style- Insulated fiberglass, painted or stain finish, typical @ garage to house
- Garage door (s)
 - Style – Carriage House Style, Old World Collection with hardware from selections
 - Qty/size (2) 9’w x 8’ h, or (1) 16’w x 8’h (reference approved plan)
 - Electric openers – 1/3 H.P. and/or ½ H/P. with photo-cell protective interlock safety system
 - Garages-Drywall finished and painted with baseboard trim and casing.
- Shutters
 - Wood, Carriage House style (reference approved plans for locations)

5. Exterior Finishes

- Fascia- Composite Board (1 x 6) or (1 x 8)
- Rakes – Composite Board
- Soffit- pre-finished vented (color match) – “LP Smartside”
- Stone or Brick with #15 felt underlayment, (Up to 1,000 sq. ft. allowance).
See plan.
- Siding – “LP Smartside Board and Batton” Wood grain. Color from selections

6. Exterior areas/Landscaping

- Main entry
 - Landing – Slate
 - Steps – Slate
 - Front Patio- Slate- as per plans
 - 4' wide walk from driveway to front steps to match
- Driveway
 - Material – hot mix blacktop
 - Layout/size/width-layout by Builder
 - Base/finish thickness-stone base; 2" hot mix asphalt base/wearing course top rolled to 1 1/2" net thickness

Landscaping

- Sod disturbed areas with inground sprinkler system.
 - Hardscape -\$7,500 allowance (for deck or patio)
 - Landscaping \$7,500 allowance
- Note: landscaping (including sod, shrubs, trees, and plantings); in that the Builder has no control over many factors (such as weather, insect's fertilization, watering and other necessary care) which affect the health of landscaping is excluded from Builder's warranty).*

7. Heating/Air Conditioning

- Type of distribution-ducted air; galvanized sheet metal ducting
- Heating fuel source- gas
- Efficiency rating 95% plus furnace
- 14 SEER rating air conditioning
- Brand of equipment- "York"
- System/layout- Two (2) Systems with layout by licensed HVAC contractor
- Two (2) "Honeywell" Digital Programmable Thermostats

8. Plumbing

Note: Plumbing fixtures selected must comply with all local codes. Standard selections from manufacture's "full line" colors and "high fashion colors" are upgrade option.

- Fixture Allowance - \$7,500 All fixtures, water closets and accessories from Builders supplier. "Ferguson Plumbing Supply"
- Kitchen
 - Sink
 - Sink faucet
 - Dishwasher hookup (supply line and drain line)
 - Ice maker water line supply for refrigerator
 - Garbage Disposal w/ air switch

- Baths
 - Ceramic/porcelain/stone tiled shower stall with frameless clear glass hinged door in Master Bath
 - Tub/Shower combination with Ceramic/porcelain/stone tile surround in secondary baths
 - Vanity top- granite
 - Faucets- Shower faucets “Posi-Temp” with anti-scald protection
 - Water closets –elongated bowl style
 - Accessories
 - 24” towel bars and paper holders (surface mount)
 - Mirror 42” height to width of vanity- with trim to match cabinets
- Powder Room
 - Free standing vanity with granite top
- Laundry Rooms
 - In-wall distribution box with shutoff and drain
 - Dryer vent- 4” rigid metal ducted to exterior vent hood
- Exterior hose bibs
 - Three (3) located by Builder (typically at front, rear, and side of house)
 - Note: homeowner is responsible to unhook hose and drain bibs to enable frost-free design to work and thus prevent freeze-up
- Water Supply
 - Public – City of Wilmington
- Water Heaters
 - fuel source gas
 - 1- 80 gallon energy saver model
- Drain Piping
 - Schedule 40 PVC drains and vent stacks
- Water waste treatment
 - Public- New Castle County Sewer

9. **Electrical**

- 300 amp service panel with circuit breakers
- Garage doors openers for each door
- Supply and Install the following items
 - Door chime (front door bell button)
 - Décor electrical switches
 - Bath/powder room ceiling mount vent fans, ducted to exterior hood or soffit
 - Smoke detectors (per NCC code)
 - Phone/Ethernet jacks- (qty. 3) CAT 5 High Speed internal phone wiring
 - TV jacks- (qty. 6) RG6 Satellite and Cable Ready
 - Fifty (50) recessed lighting fixtures
 - Five (5) Ceiling Fan boxes (fans supplied by Buyer)
 - Two (2) Sets of Ext. Spot Lights
 - Three (3) exterior weather-proof outlets
 - Security System with 1-year monitoring

- Circuitry, wiring switches and outlets will be provided as required by code and will be located as determined by Builder's licensed electrical contractor.
- Necessary surface mounted interior and exterior lighting fixtures and bulbs for such fixtures are to be selected and purchased by Buyer at Builder's supplier, "Angersteins" \$7,500 allowance toward purchase of such fixtures.

10. Insulation

- Exterior walls of conditioned areas R-19/+ batt fiberglass insulation
- Ceiling (between finished area and attic) R49 batt or blown-in fiberglass insulation, with baffles at soffit areas and rigid blocking at joist bays as needed

11. Drywall

- Walls and Ceilings of finished areas ½" drywall
- Garage walls and Ceilings have two layers of 5/8" drywall-per NCC fire code
- Bathrooms/shower areas—1/2" moisture resistant Drywall
- Rounded Drywall Corners
- Installation/fastening- glued to studs and screwed throughout-no nails used.

12. Fireplace

- Fireplace- Per Plan
 - Gas decorative sealed combustion direct vent unit w/fixed glass door
 - Wood Mantel paint grade with hearth and surround (ref. approved plans) from selections

13. Flooring

- Hardwood- Pre-Finished Oak , Through out (Ref. approved plans)
- Ceramic/Marble/Granite/Limestone
 - Installed over reinforced cement underlayment (Wonderboard or equal)
 - Areas: master bath floor and shower stall; bath 2 and bath 3 floor and tub surround, laundry room, mechanical room (reference approved floor plan)
 - Supplied by "Airbase Carpet and Tile"

14. Staircases

- Main
 - Treads- oak
 - Risers – oak
 - Stringers –oak
 - Newel posts - oak
 - Handrail – oak
 - Balusters- painted

15. Basement

- Steps- box-style yellow pine
- Tread, risers, stringers and hardwood handrail painted

16. Interior Millwork

- Interior doors
 - solid core molded doors 2-panel arch throughout, painted, (3) pair hinges per door
 - Casing/Jambs-paint finish- 3 ¼" "Adam Casing"
 - Door knobs- oil rubbed bronze finish or brushed nickel finish, lever style
- Window/Door Trim
 - "Adam Casing" throughout
- Baseboard molding
 - 7 ¼ beaded style with base cap, paint finish, throughout
- Crown and Chair rail molding as per plan
- Closet shelving system
 - Standard layout per Builder's contractor "Closet By Design"
 - \$7,500 allowance for all shelving.

17. Cabinets and Appliances

- Kitchen and Bath Cabinets
- Kitchen countertops
- Vanity cabinets
- Vanity countertops
 - Supplied by "Waterbury Kitchen & Bath"
- Appliances (By Hawkins)

18. Painting

- Exterior- "Benjamin Moore" Lifetime warranty on product
- Interior ceilings & Walls "Benjamin Moore" flat white latex base matt finish; One Prime coat and two coats finished color with touch-up at end of job; Four colors on walls throughout
- Interior millwork- "Benjamin Moore" semi-gloss finish latex paint; One prime coat and two coats finish; To match window trim color
- "Benjamin Moore" color consultant available upon request
- Stairs-stain grade components-two coats of clear satin polyurethane

19. **Final cleaning**—All window and door glass will be cleaned both interior and exterior. Cabinetry will be cleaned and dusted. HVAC registers will be vacuumed and HVAC filters changed. Kitchen and bathroom fixtures will be cleaned and polished. Mirrors will be cleaned. Hardwood and ceramic floors will be cleaned and dusted. Carpeted areas will be vacuumed. Interior and exterior light fixtures will be cleaned and dusted. Concrete basement and garage floor will be scrubbed. Walkways and driveway will be pressured washed.

20. **Warranty**—One-Year Builder's Warranty and Ten-Year Homeowner's Limited Warranty as issued by Marra Corporation. The manufacturer's warranties take precedence. It is understood and agreed that the foregoing specifications constitute the entire specifications package for the property and supersede all previous plans, blueprints, or specifications reviewed or discussed by Buyer and Seller and all representations, statements, agreements or understandings, oral or otherwise of any kind whatsoever previously made by and/or between Buyer and Seller with regard to specifications shall not be hereafter altered, amended, changed or modified except in writing signed by both Buyer and Seller.

Selections shall be completed within 45 days of approval of Agreement for Sale of Real Estate. Upgraded and options selected during the 45 day selection period shall be subject to a 100% non-refundable deposit. Changes after 45 days selection period may extend the completion date will be subject to an administrative processing charge (in addition to the price of the requested change) and will be subject to a 100% non-refundable deposit.

Note: Because manufacturers and suppliers sometimes discontinue or backorder certain items, the Builder may substitute equal or better items when necessary to keep the home on schedule. Whenever feasible the Buyer will be notified of any changes.

In witness whereof, the parties hereto have hereunto set their hands and seals this _____ Day of _____, _____.

Witness

Buyer

Witness

Buyer

Witness

Seller

4/27/17

MARRA HOMES
Wagoners Row
Lot Hold

Date: _____

A deposit of \$_____ is hereby tendered to hold Lot_____ for
_____ days. If Purchaser and Seller are unable to reach an agreement within said
_____ days, the deposit shall be refunded in full to the Purchaser.

Steps to Purchase a Home:

- 1) Lot Hold (\$10,000), refundable until any changes are made with Architect
- 2) Select a plan from Architect
- 3) Meet with Builder to review (cost of any changes to plans at purchaser's expense)
(any design changes required by Architect are billed at \$75/per hour)
- 4) Review specifications and approve
- 5) Establish purchase price of Home, sign Agreement of Sale.
- 6) Balance of Deposit due at the signing of contract (20% of Sales Price)

For SELLER

PURCHASER

Address

Home Phone

Cell Phone

E-Mail

Agent

The Purchaser hereby understands that the House Plans provided to them are copyrighted and the property of "Marra Homes". Purchaser by signing this letter hereby agrees not to share said plans with anyone else.

Agency Disclosure: "Patterson Schwartz Real Estate" under an agreement with the Seller, acts as the "Agent" for the Seller. The "Agent" has fiduciary duties to the Seller, which include loyalty, obedience, disclosure, confidentiality, reasonable care, diligence and accounting. However, in dealing with a Buyer, the Agent must act honestly and disclose any defects of a material nature, which are known to affect the physical condition of the property. The agent must act competently in the performance of any services for the Buyer and in good faith in a nondiscriminatory manner. Patterson Schwartz (302) 429-4500

