OPEN HOUSE

SUNDAY • NOVEMBER 10TH •1-4 PM

Join Us.. For the day & take a Muddy Boot Tour of Phase 1 Home Sites with the exclusive homebuilder of Mayberry

AT MASON DIXON



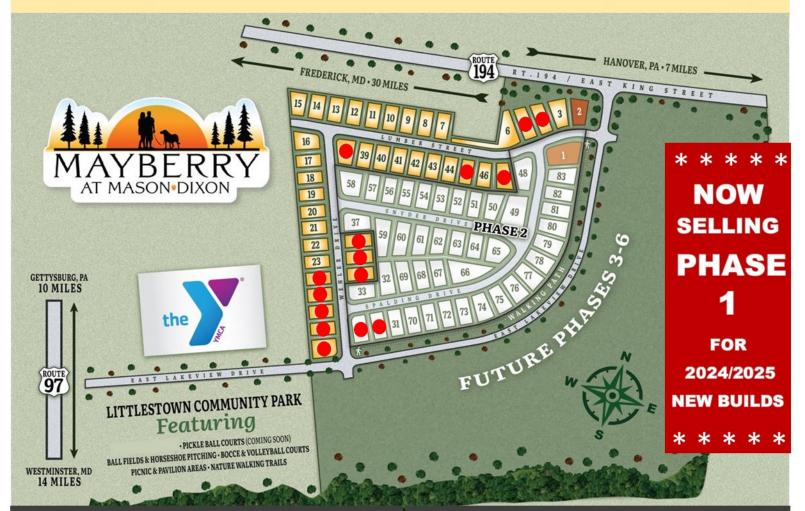
New Custom Single Level Luxury Homes Starting at \$429,900



Mayberry is Located Adjacent to Littlestown Community Park Featuring Nature Walking Trails, Pickleball Courts, Horse Shoe Pitching, Bocce & Volleyball Courts along with Picnic & Pavilion Areas

- GRAB YOUR BOOTS & JOIN US FOR A MUDDY BOOT TOUR OF THE
- WALK ALONG WITH THE BUILDER OF MAYBERRY AT MASON DIXON FOR PHASE 1 HOME SITE Q & A
 - BE AMONG THE FIRST TO **TOUR SEVERAL NEW HOMES** UNDER CONSTRUCTION

Don't miss this one... While visiting during our Muddy Boot Tour you will have the opportunity to meet the home builder, Harry McKean. This is always a great day to visit and get a true feel for the builder, community, ask questions and experience why for over 35 years customers have been turning to New Age Associates to build their dream custom home. We looking forward to seeing you!



WHY MAYBERRY FOR RETIREMENT:

- Andersen Windows
 with Low E Glass Energy Efficient
- Customizable Home Designs
 with Brick & Stone Fronts
- Open Cell Spray Foam Insulation
 R-20 Exterior Walls/R-48 Blown Attic Insulation
- High Efficiency Gas Forced Hot Air Heat Over 95% Efficient
- 3' Wide Interior & Exterior Doorways for most Wheelchair & Walker Access
 - 2 x 6 Exterior Wall Construction
- •RWC° 12 Year New Home Warranty
 - Finished 2 Car Garage Includes
 Insulated Carriage Style Doors & Opener
- Many First Floor Storage Options providing Options for Your Lifestyle

PA TAX SAVINGS BENEFITS:

- PA Income Tax on Retirement Income......0%
- PA Local Income Tax on Retirement......0%
- Social Security BenefitsTAX EXEMPT
- Public and Private Pension FundsTAX EXEMPT
- Inheritance to a Surviving Spouse TAX EXEMPT
- Life Insurance Proceeds Payable <u>TAX EXEMPT</u> to a named Beneficiary or to a Descendant's Estate

LOW UTILITY COST!

NO MONTHLY FEES! ANNUAL HOA FEE OF ONLY \$250