

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

WELCOME HOME

717.359.0342



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

CUSTOM QUALITY BUILT SINGLE LEVEL HOMES

PREMIERE ACTIVE ADULT COMMUNITY IN LITTLESTOWN, PENNSYLVANIA

- ◆ GRAB YOUR BOOTS & JOIN US FOR A MUDDY BOOT TOUR OF THE NEW PHASE 1 HOME SITES
- ◆ 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



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

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!**



GETTYSBURG, PA
10 MILES

ROUTE 97

WESTMINSTER, MD
14 MILES



LITTLESTOWN COMMUNITY PARK
Featuring

- PICKLE BALL COURTS (COMING SOON)
- BALL FIELDS & HORSESHOE PITCHING • BOCCIE & VOLLEYBALL COURTS
- PICNIC & PAVILION AREAS • NATURE WALKING TRAILS



**NOW
SELLING
PHASE
1
FOR
2024/2025
NEW BUILDS**

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 SpouseTAX EXEMPT
- IRA Withdrawals Taken UponTAX EXEMPT
Retirement after age 59
- Life Insurance Proceeds PayableTAX EXEMPT
to a named Beneficiary or to a Descendant's Estate

LOW UTILITY COST!

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



www.MAYBERRYMASONDIXON.com • 717.359.0342 • Model Hours : Sat - Weds 12-5pm