

PENNSYLVANIA

BENEFITS OF
ADAMS COUNTY
LIVING



RETIREMENT
TAX
FRIENDLY



LOW UTILITY
COST



Pennsylvania is one of the most generous states in the nation when it comes to offering income-tax exclusion on a wide variety of retirement income.

PA Rated Among Top 5 States to Retire!

Source: [Kiplinger.com/retirement](https://www.kiplinger.com/retirement)

Retirement Tax Friendly:

- Social Security Benefits **TAX EXEMPT**
- Public and Private Pension Funds **TAX EXEMPT**
- 401 (k)s & Other Defined
Contributing Employer Retirement Plans **TAX EXEMPT**
- IRA Withdrawals Taken Upon
Retirement after age 59 **TAX EXEMPT**
- Life Insurance Proceeds Payable
to a named Beneficiary or to a Descendant's Estate **TAX EXEMPT**

Mayberry Additional Savings: Based on Averages from Stoner's Farm

Average Natural Gas Heating	\$85.00 Mo.
Average Electric	\$145.00 Mo.
Average Public Water / Sewer (Based on Usage)	\$110.00 Mo.
LOW HOA Fees (Annual 1x Year)	\$250.00 Yr.



**Life's About to
Get Easy!**

**SEEKING
MAINTENANCE FREE
LIVING?
WE MAY HAVE THE
ANSWER YOU'VE BEEN
LOOKING FOR
WITHOUT THE HIGH
MONTHLY COST...**

Why pay HIGH MONTHLY HOA FEES when you can live just as free & simple without all the cost for services that may or may not meet your expectations.

Mayberry HOA fee is only \$250 per year. That's RIGHT! Per Year.

Our maintenance friendly homes are stress free living at its best! New homes come standard with stone & brick front facades, all home exterior trim fascia is vinyl or aluminum wrapped. Our roofs are installed with lifetime warranty shingles.

Our area also offers many local professionals for lawn/landscaping/snow removal maintenance services. Residents pay on average of \$40- \$60 per lawn clipping.



MAYBERRY
AT MASON DIXON

Mayberry residents will enjoy having numerous activities & clubs to participate in along with so many local amenities within a short walking distance.



Located in Adams County with Historic Gettysburg, less than ten miles down the road... where options are endless for battlefield tours, dining, entertainment and all those quaint downtown shops & restaurants!

