

Luxury New Construction



BASE PRICE

\$750,000+

4+ Bedrooms | 3.5+ Bathrooms
2,880 Square Feet
0.48 Acres

TO BE BUILT

RESIDENCE INFO

An extraordinary semi custom built residence which sits comfortably on 0.48 acres within Conestoga Valley School District.

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FOWLER
& COMPANY
REALTY

Welcome to 2318 Rockvale Road, a distinguished semi-custom new construction home positioned in Lancaster, Pennsylvania. This exclusive residence offers one spacious homesite located on 0.48 acres. Nestled quietly behind the Rockvale Outlets and surrounded by acres of farmland this beauty provides timeless views and privacy. Depending on the building stage, buyers have the opportunity to customize a few items to their liking. Review the brochure to preview the upgrades permissible.

The main level features a 2-Story Foyer, Bonus Room (with the option to be transformed into a guest suite with a full bathroom), Dining Room, Open Concept flow including the Kitchen and Living Room Spaces, Mud Room, Powder Room and Walk-in Pantry with wired shelving and interior access to the (2) Car Garage. The enlarged kitchen features: an island, granite countertops, 4" backsplash, crown molding on the cabinets, farm styled sink, (2) pendant lights, luxury stainless steel appliances. The upper level includes: 4 bedrooms (1 Owners Suite, 2 Mid-sized Bedrooms and 1 Princess Suite), Hallway Bathroom, Linen Closet, Laundry Room and much more. The Owners Suite boasts a walk-in closet, owners' bathroom (wet room <encased soaking tub and shower area>, double vanity, linen closet) and natural sunlight. Descend to the unfinished walk-out basement level where the mechanics and storage will be positioned. The entire home features: recessed lighting, 3/4" Hardwood Flooring, Carpet, Ceramic Tile, Baseboards, Crown Molding, Double Pain Windows, Double Doors for all closets, (4) AV placements and much more. The exterior perimeter will have privacy trees on the sides of the property. This semi-custom built has the propensity to welcome your additional upgrades for a cost.

Your new home is conveniently located just 0.5 miles from Route 30 and less than 10 minutes from Route 222 further providing immediate access to most highways. Within minutes you'll enjoy easy access to various local restaurants, Tanger Outlets, Rockvale Outlets, Sight and Sound, Dutch Wonderland, Bird-in-Hand Farmers Market, F&M College, Millersville University, Park City Mall and a plethora of entertainment options.

Schedule a call today to discuss your custom options.

Dial [267.475.5849](tel:267.475.5849) to learn more from LaToya Fowler.

EXTERIOR SELECTIONS

- Vinyl
- Shingle Roof
- 16X14 Wood Rear Deck
- (2) Car Garage (Front Load)
- (2) Hose Bibs
- Concrete Front Porch
- Concrete Patio Rear
- Concrete Walkway from Driveway to Front Porch
- Front Porch and Rear Deck Lighting
- (1) Front Porch Chandelier

INTERIOR SELECTIONS

First Floor

- ¾ Hardwood Floors (F,K,DR)
- Carpet (LR, BR)
- Ceramic Tiles (BR, MR, P)
- 9' Ceilings
- Sliding Doors Leading Rear Deck
- Mud Room
- Walk-in Pantry
- Powder Room
- Recessed Lighting
- Quartz Countertops
- Stainless Steel Appliances
- Four Paneled Double Pane Windows
- (2) Garage Door Openers
- Interior Garage Access
- (1) Bedroom/Bonus Room
- (1) AV Installs

Second Floor

- Carpet (BR's)
- Ceramic Tiles (BR, LR)
- 8' Ceilings
- Hallway Closet(s)
- Recessed Lights
- (2) AV Installs
- (4) Bedrooms
- (1) Owners Suite
- (1) Princess Suite
- Laundry Room
- Double Doors (Closets & Entry)
- Ceiling Fixtures

Basement

- Exterior Walkout to Rear - 36" Door
- Bathroom Rough-in
- 9' Ceilings
- Sump Pump
- Unfinished Space
- (4) Ceiling Lights
- Tankless Hot Water Heater
- HVAC - Central Air
- 200 AMP Service
- Radon Fan
- Pre-Wiring for Generator
- Framed Storage Room

EXTERIOR SELECTIONS

- (2) Front Porch Sconces
- Recessed Lighting in Porch Roof
- (2) Additional Chandeliers
- 16x14 Composite Rear Deck
- Extended Rear Deck
- Rear Deck AV
- Cement Landing (Rear Basement)
- Rear Deck Post Lighting

INTERIOR SELECTIONS

First Floor

- Custom Pantry
- Custom Kitchen Upgrades
 - Island with a Waterfall
 - Pot Filler
 - Flushed Cabinetry
 - Much More
- Garage Mini Split
- Interior Closet Lighting
- Coffered Ceilings
- Crown Molding
- French Styled Deck Doors
- Engineered Hardwood Floors Throughout

Second Floor

- Custom Owners Suite
- Custom Owners Suite Bathroom
- (4) Recessed Lights in 2nd and 3rd Bedrooms
- AV in the 2nd and 3rd Bedrooms
- 4th Bedroom Inner wall storage
- Laundry Room customizations
 - Custom sink and vanity
 - Folding ironing board
 - Clothing rack

Basement

- Finished Basement
- Generator Installation
- Recessed Lighting
- Finished Bathroom

Front Exterior
Rear Exterior
2 Car Garage
Walk-Out Basement

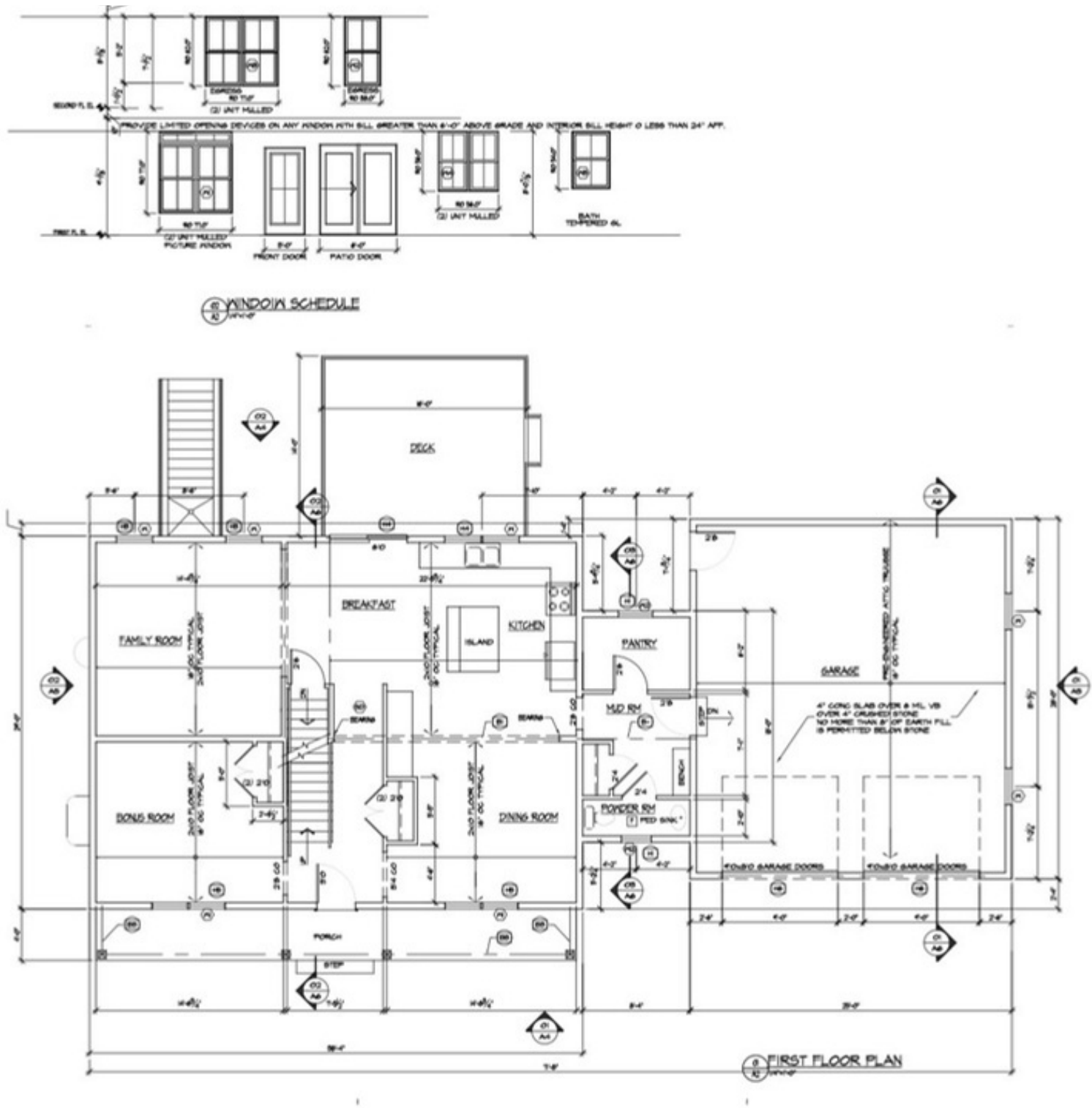


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LUXURY NEW CONSTRUCTION - FRONT & REAR EXTERIOR

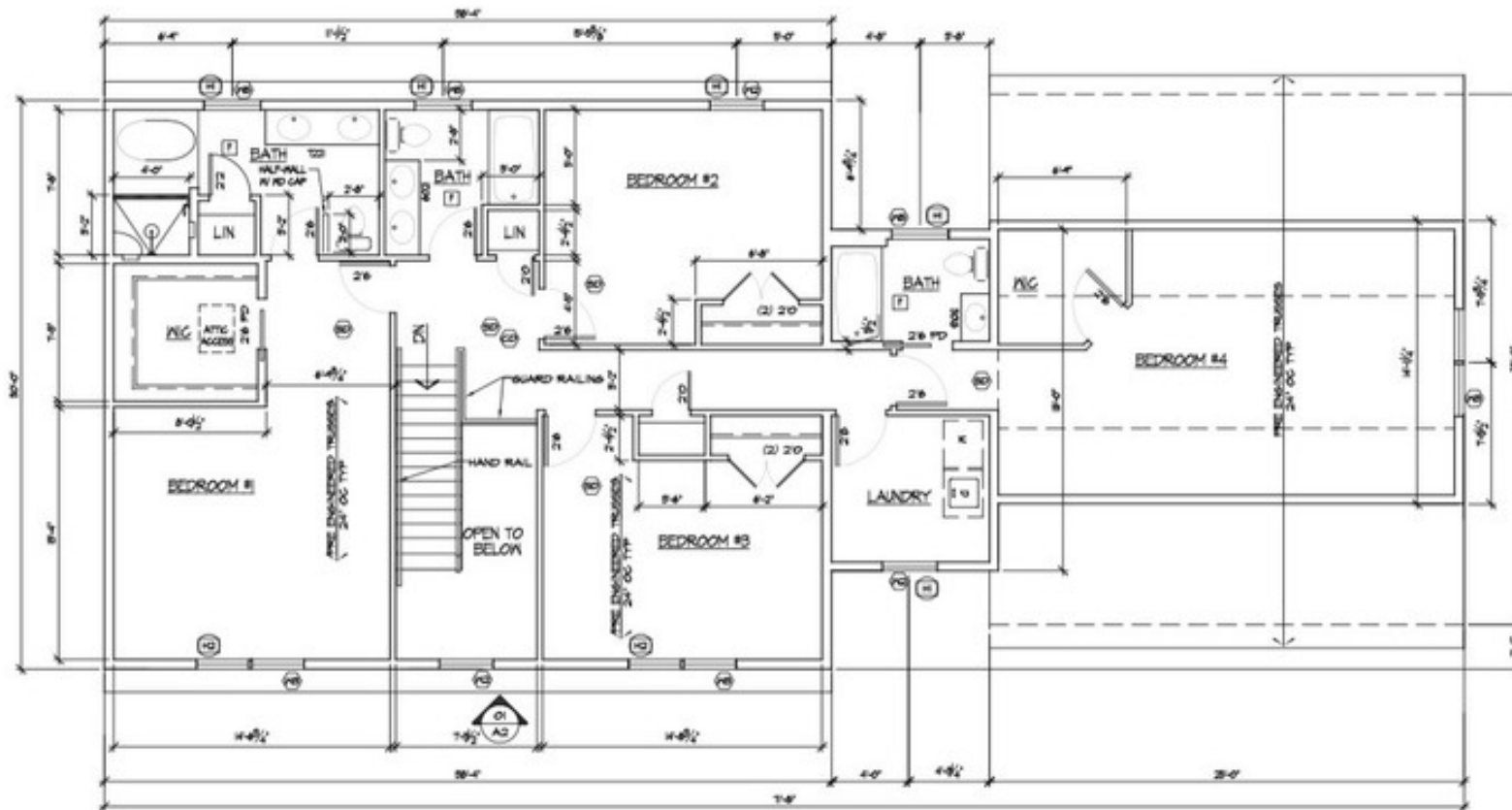


1,261 Square Feet
9' Ceilings



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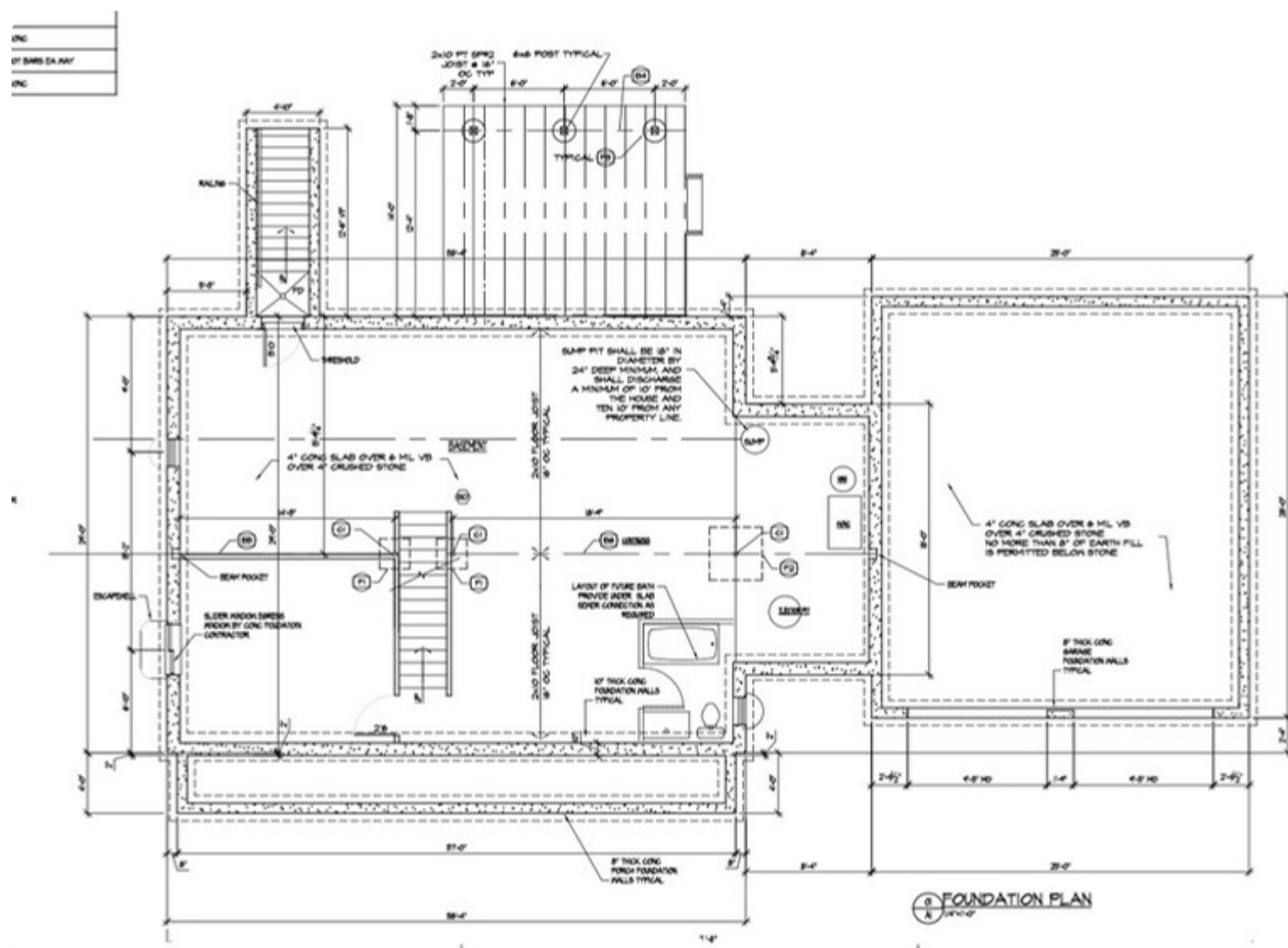
1,619 Square Feet
8' Ceilings



SECOND FLOOR PLAN
1/8" = 1'-0"

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1,276 Square Feet
9' Ceilings

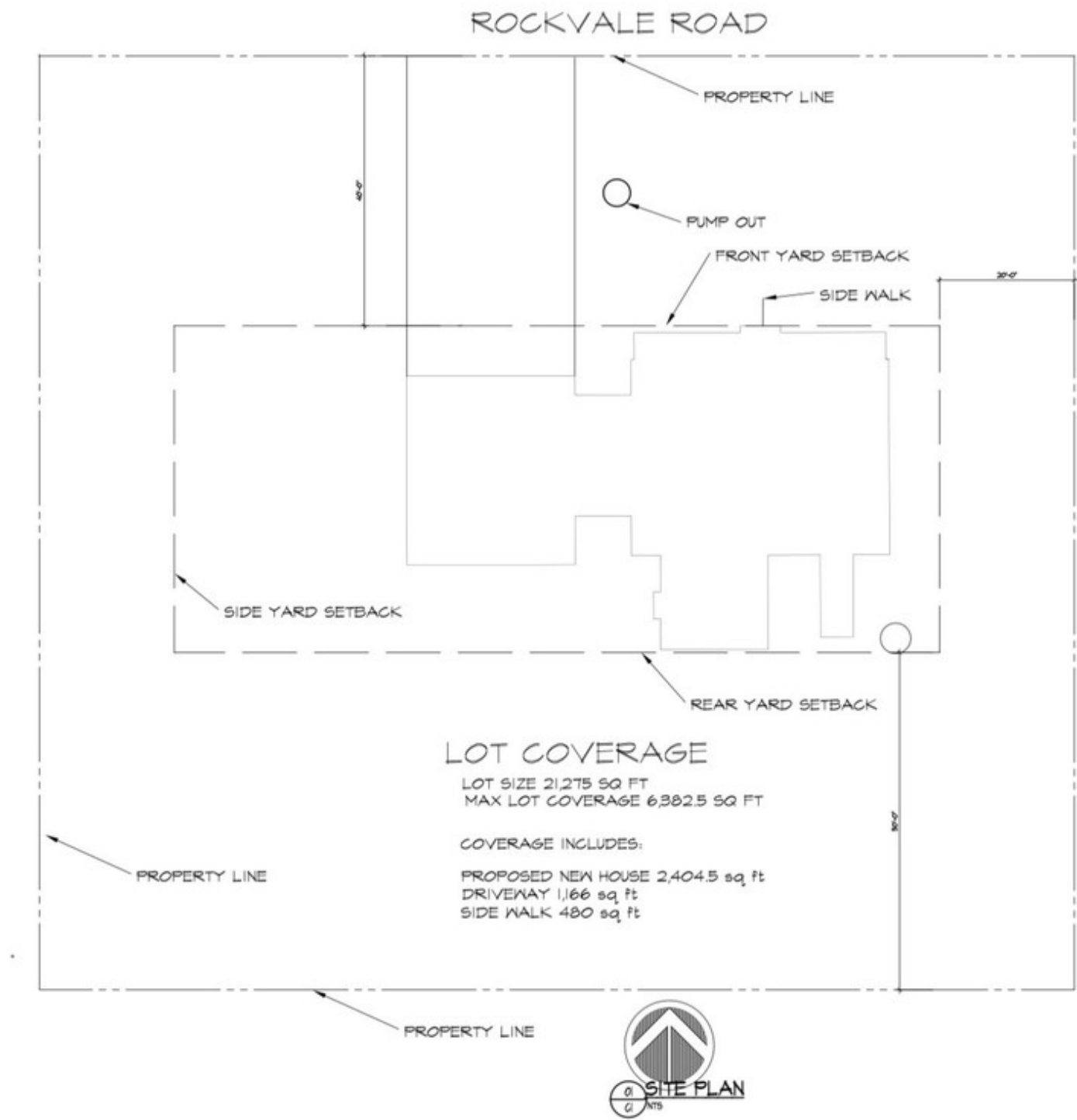


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LUXURY NEW CONSTRUCTION - BASEMENT

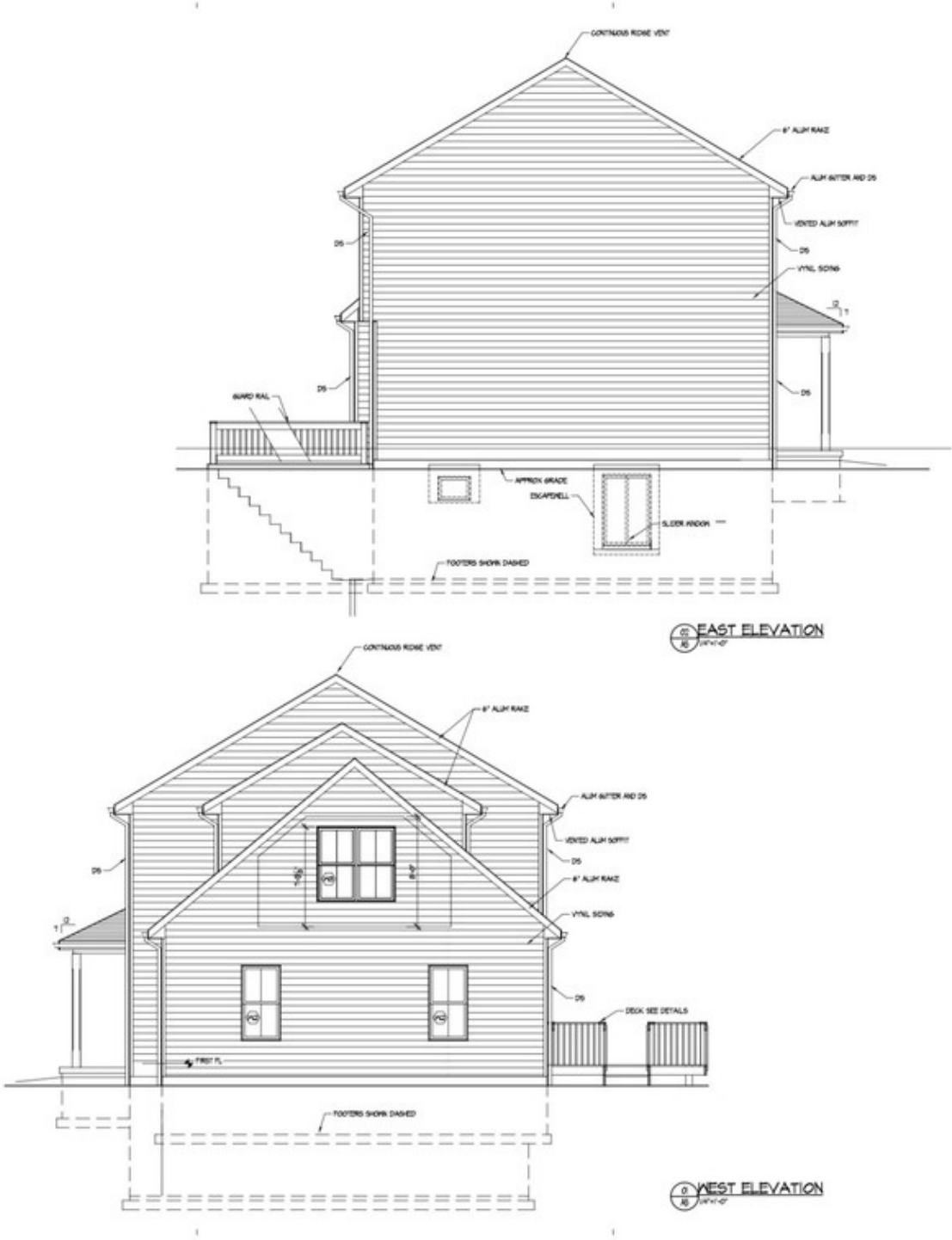


Rear Yard
Setback



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Side Elevations



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3D Rendering



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LUXURY NEW CONSTRUCTION - FRONT EXTERIOR



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LUXURY NEW CONSTRUCTION - KITCHEN



3D Rendering



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LUXURY NEW CONSTRUCTION - KITCHEN



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LUXURY NEW CONSTRUCTION - WET BAR



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LUXURY NEW CONSTRUCTION - WALK-IN PANTRY



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LUXURY NEW CONSTRUCTION - LIVING ROOM



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LUXURY NEW CONSTRUCTION - DINING ROOM



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LUXURY NEW CONSTRUCTION - OWNERS SUITE



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LUXURY NEW CONSTRUCTION - OWNERS SUITE



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LUXURY NEW CONSTRUCTION - REAR EXTERIOR



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LUXURY NEW CONSTRUCTION - REAR EXTERIOR





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In order for Buyer Agency Commission to be fulfilled, the following components must be adhered to:

- Listing Agent must be informed of the Buyer's Agents agency during the initial contact/appearance with the Buyer(s);
- Listing Agent will be responsible for providing community, model, pricing, financing, and delivery date information;
- Selling Agent will write the Purchase Agreement and present it for signature to the Listing Agent;
- Listing Agent will help the buyer choose their upgrade options. An addendum highlighting the upgrade options will be prepared by the Listing Agent;
- Listing Agent will notify the customer of the final walkthrough and settlement dates;
- Selling Agent must inform the Listing Agent of all status updates regarding the Buyer(s) home to sell (if any);
- Selling Agents commission will be distributed at settlement.
- Broker policy is subject to change without prior notice.
- Seller will provide a 2% Buyer Agency Commission on the base price only.

PHASE 1

Residence Review - Buyer(s) will have the option to review the Plot Map and Floor Plans. Offers submitted during this phase will have the option to add all upgrade selections.

PHASE 2

Finance Selection - Take the time to solidify the best financing option available with your preferred lender. Be sure to share the total amount of the Base Price and upgrades. Should you need a local lender, we'll be happy to suggest a few.

Financial Reminders:

- 10% Earnest Money Deposit is due within 5 days of contract acceptance
- 25% non-refundable deposit is due for all upgrades within 45 days of contract acceptance

PHASE 3

Selection Process - Take the time to solidify the best financing option available with your preferred lender. Be sure to share the total amount of the Base Price and upgrades. Should you need a local lender, we'll be happy to suggest a few.

PHASE 4

Initiation of Construction - The builder will begin the construction process. Buyer(s) who become 'under contract' after the construction process begins, may experience a limited number of upgrades available. Consult with the Listing Agent regarding the upgrades permitted during this process.

PHASE 5

Initial Walkthrough - Once framing, rough electric, rough plumbing and rough HVAC are completed, the Buyer(s) will have the opportunity to walk-through the premises to assure that their agreed upon selections are present. After this walk-through no other changes can be made.

PHASE 6

Blue Tape Walkthrough - One week prior to closing, the Buyer(s) will have the opportunity to walk through the home and make final request regarding cosmetic repairs. The Builder will make every effort to correct all cosmetic issues during the next 7 days.

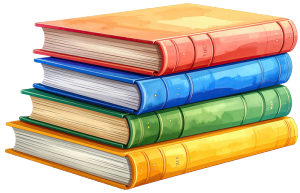
PHASE 7

Final Walkthrough - One day prior to closing, the Buyer(s) will conduct their final walkthrough of the residence. Buyer(s) will have the chance to meet the Builder. The Builder will teach the Buyer(s) about the mechanics of their new home.



Conestoga Valley

SCHOOL DISTRICT

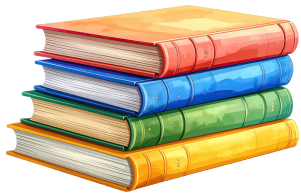


7 out of 10 Rating - Conestoga Valley Senior High School

8 out of 10 - College Readiness

16:1 Students Per Teacher Ratio

4 Driving Miles - 10 Minute Commute



8 out of 10 Rating - Hans Herr Elementary School

13:1 Students Per Teacher Ratio

4 Driving Miles - 10 Minute Commute

Information provided via Greaterschools.org

MEET THE
"BROKER"

FOWLER
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REALTY



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10+ YEARS OF EXPERIENCE

