

ROLAND BUILDER NEWS

Volume 4, Issue 1

FALL 2007

"THIS HOME HAS EVERYTHING!"



The model home in Liberty Point is exactly what you are looking for. We have included everything in this 3,100 sq. ft. home that we typically have in our 6,000 + sq. ft. custom homes. The two-story home features a first floor master suite with whirlpool, ceramic shower, custom vanities, and two walk-in closets. The stunning custom kitchen features maple and cherry wood with the most up-to-date, high end appliances. The dining room features custom cherry wood panels and an impressive tray ceiling. The spectacular sunroom features huge windows giving you a view of the wooded

backyard. The home is completely landscaped with natural rock walls and a lovely waterfall.

Parade OF Homes

Best Exterior - GOLD
Best Interior - GOLD
Best Kitchen - GOLD
Best Master Suite - GOLD
Best Decorating - GOLD
Best Landscaping - GOLD

1706 Liberty Cove
Mechanicsburg, PA 17055

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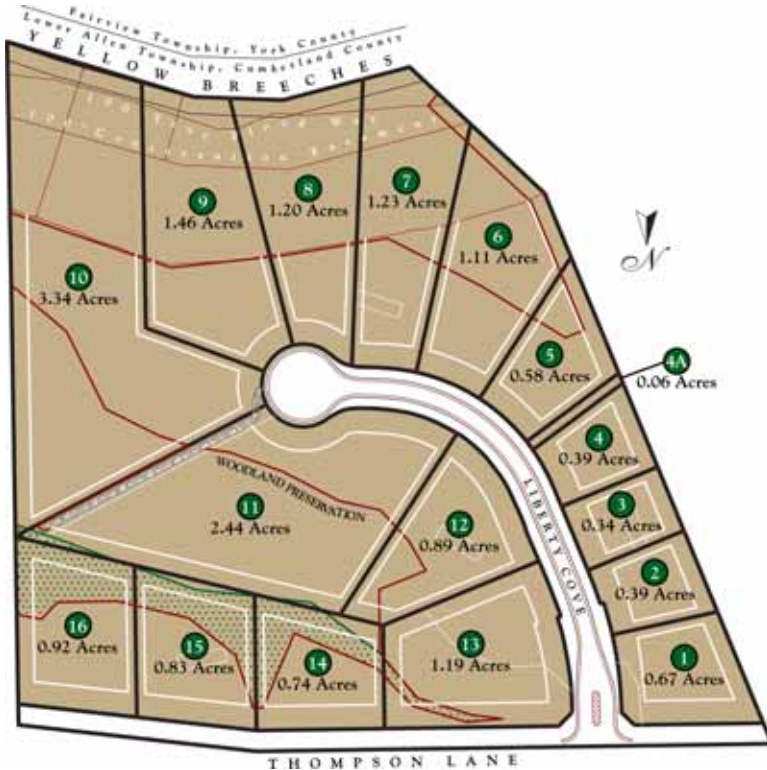
GARDEN HOME UPDATE

The success of the Garden Homes of Witney Ridge continues. Presently one lot is available. Please visit our two-story office/model at 100 Windrush Lane, or call (717) 697-8643 for more details.





16 gorgeous wooded homesites with incredible views. Lawn mowing and snow removal provided.



HOME SITE PRICING

1	MODEL HOME
2	SPEC - \$654,000
3	\$135,900
4	\$144,900
5	\$175,500
6	\$215,900
7	\$218,900
8	\$221,500
9	\$248,900
10	SOLD
11	\$236,000
12	\$198,000
13	\$187,900
14	\$169,500
15	\$173,500
16	\$177,500

Last summer we purchased our first development: Liberty Point. This scenic piece of land possesses 16 beautiful wooded home sites ranging in size from 0.34 to 3.30 acres. Construction of the first custom home will begin in October and we have a spec home under construction on Lot #2. Like the Garden Homes of Witney Ridge, we will offer lawn mowing and snow removal. Come tour the fully furnished model home located on Lot #1, Sundays from 2 - 4 PM. ■
 Call 697-8643 for more information.

Directions:

RT 15 to Rossmoyne Rd/Wesley Drive exit
 Take Rossmoyne Rd to Lisburn Rd.
 Turn Right on Lisburn Rd.
 Travel ½ mile, turn Left on Thompson Lane
 Travel ½ mile to the Liberty Point entrance on the Right

LOTS AVAILABLE

We have 21 lots in local developments.

Liberty Point (West Shore)	Lots 3 - 9, 11- 16
Estates of Forest Hills (East Shore)	Lots 2, 136, 137, 158
Lindenwood (West Shore)	Lots 36, 64
Manor at Fair Oaks (West Shore)	Lot 38
Wentworth Estates (West Shore)	Lots 54, 55

For more information call 697-8643 or visit our web site. www.rolandbuilder.com

*Now approved to build in:
 Fishing Creek Estates, Mountindale, Sterling Glen, and the Preserve at Simmons Creek!*

It's A Great Time To Invest In A New Home

Most consumers today are being bombarded with news and media reports about how terrible the real estate market is with sub prime mortgage lending leading the way. But, quite frankly, you can't always believe the "doom and gloom " reports you see or read.

Here are some interesting facts to consider:

- In 2007, about 1 million new homes will be sold. This is the fifth best year in history!
- Fixed rate mortgages continue to remain low, making home ownership very affordable.
- Mortgage interest is one of the few tax write-offs that we have today.
- Investing in your home is still one of the safest and best ways to accumulate wealth.

Today more than ever, there are ways to finance the construction or purchase of a new home. For exam-

ple, you can draw equity from your current home to use as your down payment on your new home through a "swing or blanket" mortgage. This allows you the luxury of staying in your current home, leaving investments in tact that you might have otherwise liquidated to use for your down payment on the new home.

Now continues to be a great time to invest in building or buying a new home as interest rates are still at historic lows. With the Federal Reserve continuing to keep rates at a reasonable level and Central Pennsylvania continuing to experience moderate (healthy) appreciation rates on the values of homes, it's a great time to get started on your new home. Why not consider building or buying that new dream home now? It's not only a good investment, but also one that you can enjoy for years to come.

Mark Bitting Mortgage Advisor
 American Home Bank, N.A.

Subcontractor Spotlight -- Dillon Drywall

Our featured subcontractor for this edition of the Roland Builder newsletter is Dillon Drywall, Inc. Established in 1962, they have been installing our drywall for nearly 10 years. Owner Ed Dillon has established a reputation for a high quality of work in this industry.

The Dillon team produces superior results. If you get the chance to watch them work, you will see that what they do is a combination of hard work and artistry. Roland Builder designs homes that could be intimidating to some drywallers—especially the barrel and dome ceilings, arched openings, complicated tray ceilings, and rounded corners. Their skill and craftsmanship with these components makes Dillon Drywall an important component in the homes we build.

Sometimes during the building process, last-minute ideas require that drywall needs to be changed and repairs need to be made. When this happens, you will see Ed Dillon himself doing these jobs. He takes the time to do this and thereby guarantees a quality repair that cannot be detected.

The pride that Dillon Drywall takes in every home makes them important to the level of customer satis-

faction for which we strive.

To nominate one of our sub-contractors for the next issue, please email Brent Roland broland@rolandbuilder.com



Witney Ridge

100 Windrush Lane | Mechanicsburg, PA

4 Bedrooms, 3 Baths
 Two-story living with the
 finest amenities, and Lawn Care and Snow
 Removal
 Full Finishd Basement
 Custom Kitchen



100 Windrush Lane
Mechanicsburg, PA 17055

NEWSLETTER – FALL 2007, VOLUME 4 ISSUE 1

FOREVERGREEN FARMS



One-story living with 4 Bedrooms, 3 1/2 baths, and the finest amenities. Open Sundays from 2 - 4 PM

FOR SALE

\$769,000



- Best Exterior - GOLD
- Best Interior - GOLD
- Best Kitchen - GOLD
- Best Master Suite - GOLD
- Best Decorating - GOLD
- Best Landscaping - GOLD

Directions:

RT 15 to Mechanicsburg/Bowmansdale Exit
Take RT114 East
At the bottom of Bowmansdale hill where 114 turns left, go straight ahead approx. 3 miles to Saw Mill Road.
Turn right onto Saw Mill; proceed 1 mile, turn right into Forevergreen (Tannenbaum Circle; First house on right.

ROLAND BUILDER, INC.

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