

ROLAND BUILDER NEWS

Volume 5, Issue 1

SPRING 2008

The Castle at The Estates of Forest Hills



With every new model home, we strive to design something new and different. We are confident that we have done that with our home located in The Estates of Forest Hills at 2430 Kensington Way.

This stunning "castle" style home features master suites on both the first and second floors, custom cabinetry, mouldings, and vaulted ceilings in the Den, Master Bath, and Family Room. As expected, we will install state-of-the-art appliances, upscale plumbing, and high-end lighting fixtures.

Perhaps the most stunning feature is the rounded stair tower which will showcase a new style of wrought iron baluster. You'll

feel as if you've stepped back in time as you ascend to the second floor.

The exterior of the home boasts 50 year shingles, stone and stucco with brick accents, and striking copper roof elements. The home will be completely landscaped on all sides.

We will be conducting a muddy-shoe walkthrough in May and the home will be finished in late Summer for the Parade of Homes. You won't want to miss it!

Parade of Homes

October 4 – 12, 2008

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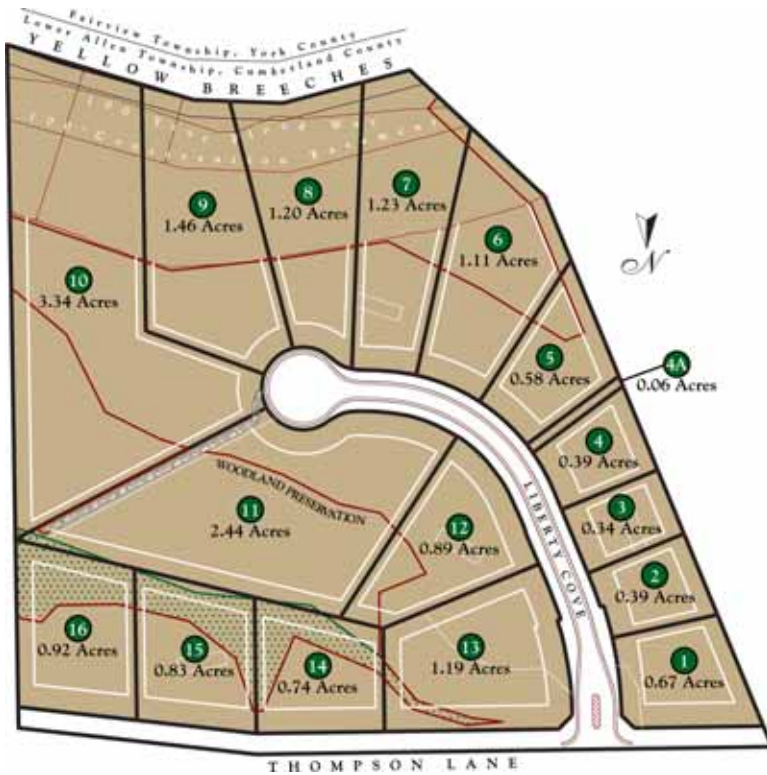
"For years we thought Roland Builder was out of our budget. We were pleasantly surprised that we could get the quality we were looking for within our budget. The misconception that quality has to be sacrificed for price is not true with Roland Builder. All you need to do is give them a chance and see for yourself."

--Bill & Kay Wray





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



HOME SITE PRICING

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

LOTS AVAILABLE

We have 20 lots in local developments.

- Liberty Point (West Shore) **Lots 3, 5-9, 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) **Lot 55**

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



OPEN HOUSE
 Monday - Friday 8:00 AM - 4:30 PM
 Sundays from 2 - 4 PM

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

Now Is A Great Time To Build A New Home

Many consumers today are confused on whether or not to start the construction process of building a new home “today.” Doubts created by the news media regarding the slumping real estate market raises concern for many that are considering whether or not now is the right time to start a new home construction project. What the media doesn’t usually tell you is that although this a serious issue for several areas of the country, the Central Pennsylvania real estate market continues to grow at a modest yet reasonable rate. Let me assure you, now is a very good time to get started on the construction of a new home.

- Interest rates continue to be at near historic lows. This helps to make home ownership very affordable for many consumers and it allows them to get “more house for their money.”
- Investing in your home is still one of the safest and best ways to accumulate wealth.
- Mortgage interest is one of the few tax write-offs that we continue to have today.
- Waiting until next year to build a home could cost you thousands of lost dollars as the cost of materials to build right now are the lowest in five years as indicated by Money Magazine. Today more than ever, there are ways to finance the

construction of a new home. For example, you can draw equity from your current home to use as your down payment on the 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. Speaking with a local mortgage expert can help assist you in determining the best course of action to get started.

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 building your new home. Why not consider building 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 -West Shore Lighting

West Shore Lighting was founded by Rob Carrolus in 1976. With over 32 years of experience in residential lighting, Rob maintains a commitment to quality and superior customer service.

Rob exudes excellence through his attention to detail and his outstanding customer service. He attends all customer walk-throughs and gives advice and input on lighting selections, sizes, and locations. He records the list of lights to be installed and makes sure that all the lights and accessories are ordered and delivered to the job site on time. He works closely with our electrician to resolve any lighting issues that may arise.

Featured brands that you will find at West Shore Lighting include: Hinkley, Quoizel, and Murray Feiss. Niche brands include Hanover Lantern and Uttermost.

Rob and his staff have earned our confidence because they continue to provide excellent customer service to our clients. For this reason, Roland Builder, Inc., is pleased to recognize Rob, Joe, and Jolene of West Shore Lighting. ■

FOR SALE - \$625,000



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 Finished Basement
 Custom Kitchen



1706 Liberty Cove
Mechanicsburg, PA 17055

NEWSLETTER -- SPRING 2008 VOLUME 5 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.

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