

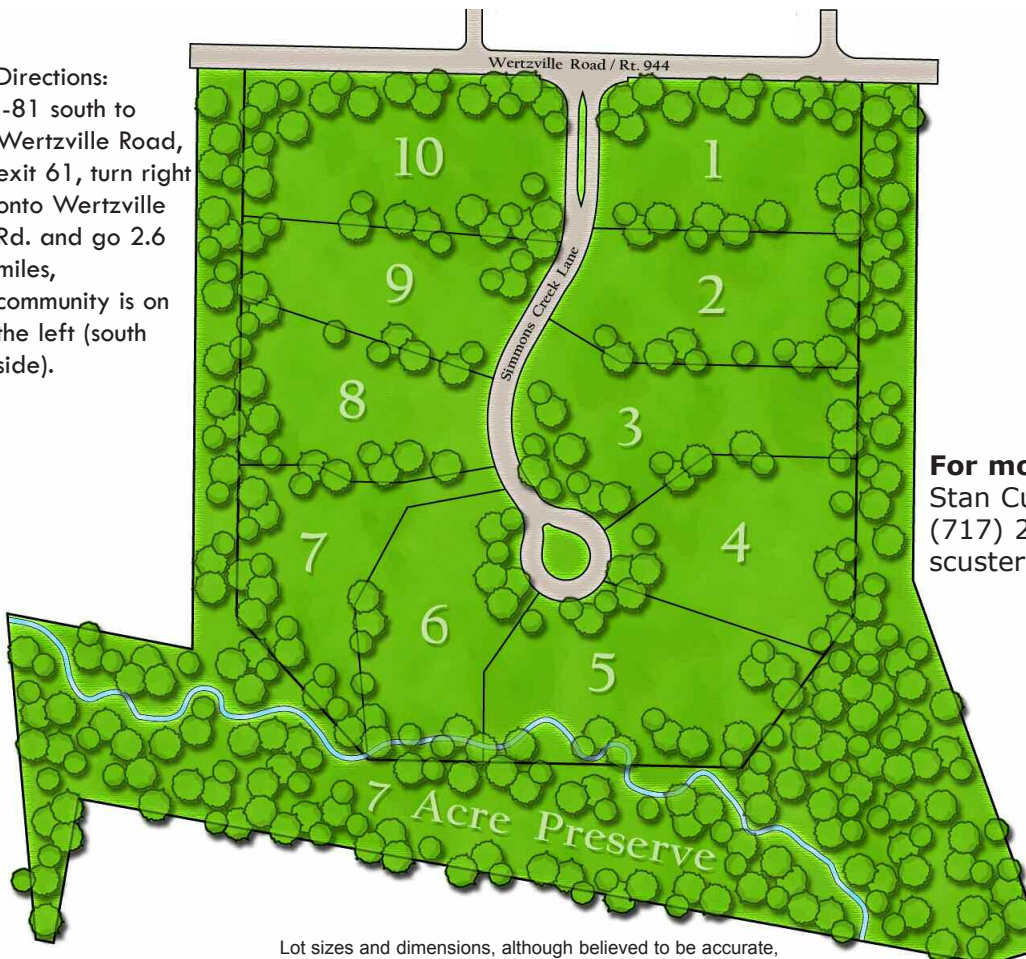
# The Preserve at Simmons Creek

- ~ Silver Spring Township
- ~ Cumberland Valley School District
- ~ Located off of Wertzville Road
- ~ Ten 1+ acre wooded home-sites
- ~ Seven-acres of preserved space
- ~ Home-sites serviced by on-site sewer, private wells and propane gas
- ~ Custom home and lot packages starting at \$750,000
- ~ Homes built by Custer Homes or other qualified builders
- ~ Architectural and Interior Design services available
- ~ Recorded Protective Covenants
- ~ Visit [www.CusterHomes.com](http://www.CusterHomes.com) for more details



#### Directions:

I-81 south to Wertzville Road, exit 61, turn right onto Wertzville Rd. and go 2.6 miles, community is on the left (south side).



#### For more information contact:

Stan Custer, Jr.  
(717) 232-6027 ext. 222  
[scuster@custerhomes.com](mailto:scuster@custerhomes.com)

Lot sizes and dimensions, although believed to be accurate, are subject to sizes and dimensions as shown on the recorded plan. Lots are not depicted to scale.

Jan. 2009



**Custer Homes**

Suite 200  
2805 Old Post Road  
Harrisburg, PA 17110  
ph 717-232-6027  
[www.CusterHomes.com](http://www.CusterHomes.com)

# Simmons Creek Available Lots

<u>Lot #</u>	<u>Address</u>	<u>Size (Acres)</u>	<u>+/-Price</u>
1	Simmons Creek Lane	1.1491	\$149,900
2	Simmons Creek Lane	1.2118	\$159,900
3	Simmons Creek Lane	1.3007	\$169,900
4	Simmons Creek Lane	1.2204	\$179,900
5	Simmons Creek Lane	1.5148	\$179,900
6	Simmons Creek Lane	1.1722	\$179,900
7	Simmons Creek Lane	1.0865	\$179,900
8	Simmons Creek Lane	1.1287	\$169,900
9	Simmons Creek Lane	1.0581	\$159,900
10	Simmons Creek Lane	1.4943	\$149,900

Lot sizes and dimensions, although believed to be accurate, are subject to sizes and dimensions as shown on the recorded plan. Please contact us for more detailed lot information.

Prices are subject to change without notice.

## Sampling of Nearby Services

<b>GOLF COURSES</b>	Miles	<b>HOSPITALS</b>	Miles
(More than 20 courses within a 30-mile radius)		Carlisle Regional Medical Center	13.3
Silver Spring Golf Club	3.7	Polyclinic Medical Center	11.4
Armitage Golf Club	7.1	Harrisburg Hospital	13.7
Carlisle Country Club	7.4		
West Shore Country Club	10.7	<b>SCHOOLS</b>	Miles
		Silver Spring Elementary	5.3
<b>SHOPPING</b>	Miles	Eagle View Middle School	5.3
Silver Spring Commons	4.0	Cumberland Valley High School	5.3
Camp Hill Mall	10.0	Harrisburg Area Community College	11.6
Capital City Mall	10.5		

<b>PUBLIC TRANSPORTATION</b>	Miles
Harrisburg International Airport	23.3
Amtrak Station	13.8

Mileage may vary depending on route.  
Grocery stores, pharmacies, financial institutions, restaurants, specialty shops, libraries, and other services to meet your day-to-day needs are within minutes of Simmons Creek.

## Connecting with the Community . . .

For information on Silver Spring Township contact the Township Administration at 717-766-0178

For information on Cumberland Valley School District contact the District Office at 717-697-8261

On the web at: [www.cvschools.org](http://www.cvschools.org)