

ROLAND BUILDER NEWS

Volume 5, Issue 2

WINTER 2008

AWARD WINNING CUSTOM HOME

Parade OF Homes



Winner of the Fulton Bank Award for the best single-family home of the show, our model home is our latest masterpiece. Located in the Estates of Forest Hills the home features 5 Bedrooms, 4 1/2 baths and a 3 car garage. Although the home is large, every room is warm and inviting.

The completely custom kitchen features the highest level of appliances that we have ever used in a model.

Come tour the home on Saturdays and Sundays from 1 - 4 PM and experience the custom details that make this home our most unique model home to date.

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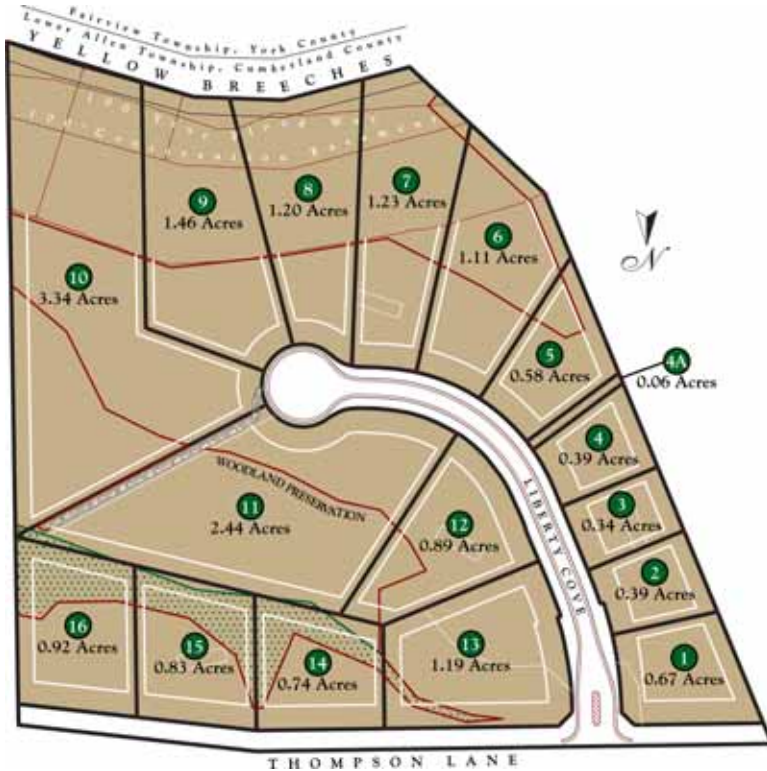
"For years we thought Roland Builder was out of our budget. We were pleasantly surprised that we could get the quality we were looking for within our budget. The misconception that quality has to be sacrificed for price is not true with Roland Builder. All you need to do is give them a chance and see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

--Bill & Kay Wray

WWW.ROLANDBUILDER.COM



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



HOME SITE PRICING

| | |
|----|------------------|
| 1 | MODEL HOME |
| 2 | SPEC - \$593,000 |
| 3 | \$125,900 |
| 4 | SOLD |
| 5 | \$150,500 |
| 6 | \$190,500 |
| 7 | \$190,500 |
| 8 | \$190,500 |
| 9 | \$189,000 |
| 10 | SOLD |
| 11 | \$210,000 |
| 12 | \$175,000 |
| 13 | \$162,900 |
| 14 | \$97,000 |
| 15 | \$98,000 |
| 16 | \$99,000 |

LOTS AVAILABLE

We have several 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, Mountaindale, 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

HOMES FOR SALE

FOREVERGREEN FARMS

\$699,000



2 Tannenbaum Circle | Dillsburg, PA

- One-story living with 4 bedrooms, 3 1/2 baths
- Custom kitchen with high-end appliances
- High ceilings throughout
- Vaulted ceiling in family room
- Master suite with walk-in shower and whirlpool
- 2.6 acre lot.

Directions:

RT 15 to Mechanicsburg/Bowmansdale Exit
 Take RT 114 East
 At the bottom of Bowmansdale hill where RT 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 on Tannenbaum Circle;
 First house on right.

WITNEY RIDGE

\$482,000



100 Windrush Lane | Mechanicsburg, PA

- Two-story living with 4 bedrooms, 3 baths
- Custom kitchen with high-end appliances
- Master suite on first floor
- Lawn care and snow removal
- Full finished basement with kitchen

Directions:

Route 15 South
 Exit Mechanicsburg/Bowmansdale
 Left onto Route 114
 Through Light (1 mile)
 Turn left into Witney Ridge at Boxwood Lane
 Turn Right on Windrush Lane
 First home on the left

Subcontractor Spotlight - OMNI Interactive Systems

OMNI Interactive Systems has been the most comprehensive provider of integrated electronic systems in Central Pennsylvania for 12 years. They enhance our homes with structured wiring, whole house audio, security, telecommunication, and home theaters. In two of our current models you will find the latest in audio, video, and automation technology.

At our office model we have a multi-zone audio system with speakers in almost every room. We can choose to listen to the radio, a CD or one of several playlists on an iPod or our Apple media server. In addition we can now control all of the audio and the security system with an iPod or iPhone.

A video camera at the front door helps us see who is ringing our doorbell. The family room features “moving art” which hides a flat screen TV when it isn’t being watched.

Exterior lights are connected to the security system and turn on and off automatically each evening. In our office we have a computer remotely connected to our flat screen TV in our conference room which we use to modify house plans during client meetings.

Brothers Don and Jeff Powell and their team of qualified professionals provide our clients with the latest technology for our homes. ■



1706 Liberty Cove
Mechanicsburg, PA 17055



NEWSLETTER -- WINTER 2008, VOLUME 5, ISSUE 2



Wishing you and your family a
Merry Christmas and a Happy
New Year.

Lee & Rosalie

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