

ROLAND BUILDER NEWS

Volume 6, Issue 1

WINTER 2009

COUNTRY FRENCH INSPIRED DESIGN



This stunning Country French style home is nestled on a wooded mountainside. Dramatic roof lines are dappled with shade and light from the surrounding trees. The home features a combination of stone and stucco complimented by brick accents. The home boasts 4 bedrooms, 3 ½ Baths, and a 3-car garage. Inside the home you will be delighted to find 3 cozy fireplaces in the Reading Nook, Great Room, and Hearth Rooms. The 2-story Great Room also features three custom arched windows giving the room an abundance of light.

The home showcases an open floor plan with a first floor master suite complete with whirlpool and walk-in ceramic shower. The custom kitchen features maple wood with a glazed finish. Hardwood flooring throughout gives the home a warmth that you can feel as soon as you enter the home.

Our latest custom design provides the best in first floor living with stunning architectural features in every room. The home also features many outdoor living areas including a front patio with access from the dining room and rear private deck off the dinette and master bedroom. The lower level is exposed and offers a significant amount of light making this space perfect for finishing.

In addition the home features many of the latest energy efficient technologies including a Geothermal HVAC System.

We built this custom home and featured it for the 2009 Parade of Homes.

Parade OF Homes

Visit www.paparadeofhomes.com for more information

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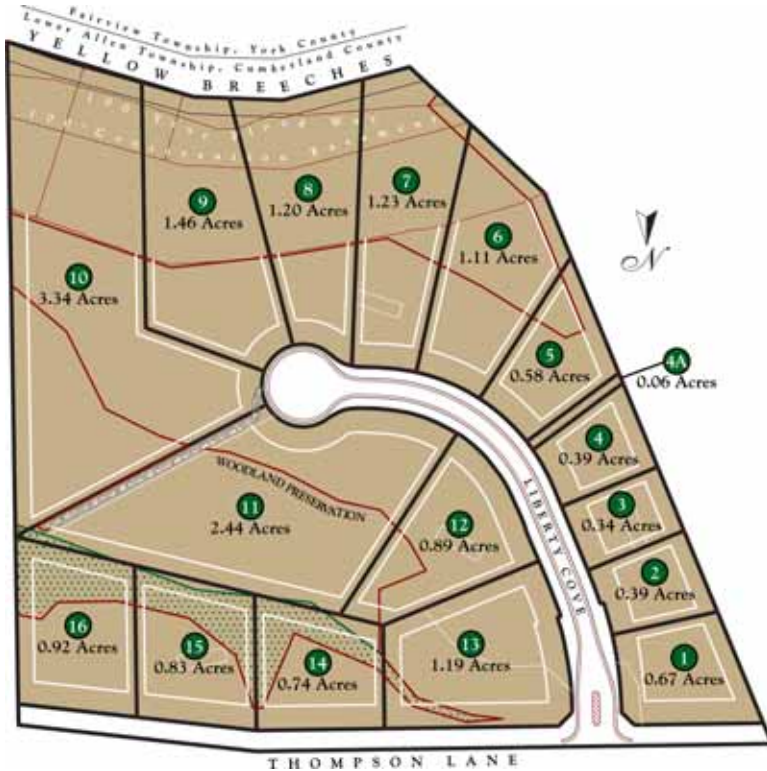
HERE TO STAY

We have weathered the storm that has affected the housing market nationwide over the past two years. Through it we have become a stronger company with a greater focus on customer service. We sought out ways to cut costs without sacrificing quality. As well with Americans "tightening their belts," we provide our prospects with a greater degree of accuracy where allowances are concerned. We have discovered that we are very competitive in homes under \$500,000. We still specialize in the million dollar and up but we can bring the same level of expertise to a smaller size and smaller budget home. We offer free designs and estimates no matter the price range and we are here to stay! Call 717-697-8643 today to setup a design meeting.

WWW.ROLANDBUILDER.COM



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



HOME SITE PRICING

1	MODEL HOME - For Sale
2	SOLD
3	\$125,900 (Spec home in design)
4	SOLD
5	\$150,500
6	\$190,500
7	\$190,500
8	\$190,500 - RESERVED
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, 5-7, 9, 11-16
Estates of Forest Hills (East Shore)	Lots 2, 137, 154, 158
Lindenwood (West Shore)	Lots 36 (Reserved), 64
Manor at Fair Oaks (West Shore)	Lot 38

*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 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



\$674,700

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.

ESTATES OF FOREST HILLS



\$1,699,000

2430 Kensington Way | Harrisburg, PA

- "Castle Design" with 5 bedrooms, 5 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

Directions:

RT 39 to Colonial Rd.
 Go North towards the mountain
 Turn Left on Continental
 Turn Right on Kensington Way
 2430 Kensington Way is on the left

Subcontractor Spotlight - TODAY'S HOME & LEISURE

Today's Home & Leisure offers the latest in home automation solutions to control your music, movies, lighting, heating, air-conditioning, security system and much more from anywhere in your home.

Considering a home theatre in your custom built home? They design and install each home theater giving you the ultimate in home theater experience. Their customized structured wiring solutions easily adapt to your needs, for phone, internet, security, audio & video throughout your home.

Today's Home & Leisure has installed countless Central Vacuum Systems in our homes, which improve your indoor air quality, removes indoor allergens and 100% of contacted dirt and dust, as well as

increases the value of your home. Their low voltage Window Candles are another beautiful feature. These direct wired candles have no exposed cords, they are hidden in the wall. They are easy to remove, and they are available in many different combinations to suit any décor. For ease of use, you can turn your candles on or off with a switch, an automatic timer or photocell. Because these candles use low-voltage technology, the risk of shock is eliminated and are completely safe for children and pets.

We would like to thank Barry, Mike and Michele, as well as their team of qualified professionals for providing our clients with the latest in technology and their friendly, personal service.





697-8643

1706 Liberty Cove
Mechanicsburg, PA 17055



NEWSLETTER -- WINTER 2009, VOLUME 6, ISSUE 1



Wishing you & your family,
Merry Christmas
and
Happy New Year!
Lee & Rosalie

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