

feature PROPERTY



Country quiet, yet city close

The Village of Cool Branch, Seaford ■ Starting in the \$100's

The Village Of Cool Branch is a picturesque, gated community in southwestern Delaware. Treat yourself to a taste of country living and leave the city behind. Country quiet yet city close.

Discover Cool Branch's scenic side, where your lifestyle can be lived to its fullest! Whether you are relocating or retiring, live out your dreams at The Village Of Cool Branch. Discover what you are missing — a serene setting in a lovely community, just a short drive away from several of the most beautiful resort beaches on the East Coast.

Our elite, land-lease community is nestled in a peaceful setting close to the town of Seaford, and is centrally located near Georgetown, Lewes, Rehoboth Beach, Salisbury, Md. and some of the finest beaches on the East Coast.

We have lovely model homes available for immediate occupancy in the Pines. Many models feature large white vinyl porches. Come see why people are moving from all over the country to The Village of Cool Branch.

A housing consultant is on-site to assist you seven days a week. A refreshing change of lifestyle for the city weary. Contact the information center today for your personal showing.

For more information or to see the home by appointment, call (302) 629-0770 in Delaware, (866) 629-0770 toll free or e-mail info@coolbranch.com.

Visit the development's Web site at www.coolbranch.com

Amenities include:

- Gated Key Card Community Entrance
- Olympic size Community Swimming Pool
- Playground and Ballfields
- Basketball Courts
- Stocked Fishing Pond
- Nature / Hiking Trails
- Picnic Area

Turn Key

Model Home Features:

- Central water and sewer
- Underground Utilities
- Landscaping Package
- Decks and Sidewalks
- Central Gas
- Cable available

THE PINES OF COOL BRANCH
100 HITCH POND CIRCLE
SEAFORD, DE 19973
302-629-0770 or 866-629-0770
www.coolbranch.com

DIRECTIONS TO THE PINES OF COOL BRANCH

FROM PHILADELPHIA

Take Interstate 95 South and follow directions below from Northern Delaware

FROM NORTHERN DELAWARE

Follow Route 1 South/Route 13 to Route 20 East in Seaford (on the left)
Travel approximately 3.5 miles East on Route 20 East
Make a right on Fire Tower Rd (NOT A CROSS ROAD) The entrance to Cool Branch and The Pines is 1 mile on the right.

FROM NEW JERSEY

From the Delaware Memorial Bridge, take Route 295 to Route 13 South
Route 13 South will merge with Route 1 South (toll road)
Follow Route 1 South to the South Dover Exit onto Route 13
Follow Route 13 South approximately 35 miles to Route 20 East (on the left)
Travel approximately 3.5 miles East on Route 20 East
Make right turn on Fire Tower Rd. (NOT A CROSS ROAD) The entrance to Cool Branch and The Pines is 1 mile on the right.

FROM BALTIMORE/WASHINGTON AREA

Take Route 50 East to Route 404 in Denton
Follow Route 404 East to Bridgeville, Delaware Route 13
Follow Route 13 South approximately 7 miles south to Route 20 East (on the left)
Travel approximately 3.5 miles East on Route 20 East
Make a right on Fire Tower Rd. (NOT A CROSS ROAD) The entrance to Cool Branch and the Pines is 1 mile on the right.

FROM CAPEMAY-LEWES FERRY

From the Ferry Terminal in Lewes take Route 9 West out of Lewes across Route 1, continue on Route 9 through Georgetown. Remain on Route 9 until you come to Route 20 West, and make a right hand turn onto Route 20 West.
Stay on Route 20 West until you come to Fire Tower Rd (NOT A CROSS ROAD) on the Left.
Turn Left on to Fire Tower RD, continue for about 1 mile, the entrance for Cool Branch and The Pines is on the right.

IF YOU NEED ASSISTANCE DURING YOUR TRIP OR HAVE ANY QUESTIONS FEEL FREE TO CALL US TOLL FREE AT: 1-866-629-0770

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NEARBY ATTRACTIONS

MIDWAY SLOTS AND SIMULCAST

If you are looking for gambling and entertainment -- You are only 20 minutes away from Midway Slots and Simulcast in Harrington, Delaware. Here you will find slot machines, live harness racing, daily simulcast horse racing, an international buffet, and live entertainment.

THE DELAWARE AND MARYLAND BEACHES

Shore points and beaches are within easy driving distance for a nice day trip. There are numerous entertainment, fishing, recreation, dining and shopping opportunities available

DELMARVA SHOREBIRDS

The Delmarva Shorebirds, a farm team of the Baltimore Orioles, play their home games in Salisbury, Maryland -- a 30-minute trip to this wonderful ball field provides great entertainment at an affordable price. Tickets average less than \$10 per person

STATE PARKS

Sussex County is home to some of the best state parks that you will find anywhere including Delaware Seashore, Cape Henlopen, Holts Landing, Fenwick Island, and Trap Pond State Park. These parks provide an array of outdoor activities to suit your varying interests.

BALTIMORE / PHILADELPHIA / WASHINGTON DC

Each of these major metropolitan areas is within 2 hours drive time.

www.coolbranch.com

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TAX INFORMATION IN DELAWARE

DELAWARE IS SALES TAX FREE!

There is NO SALES TAX on purchases made within the State of Delaware!
Sussex County Delaware is well known for its tax-free shopping. You will enjoy the Rehoboth Outlets, which feature more than 140 different factory outlets in a 2-mile stretch of Route 1 just north of Rehoboth.
No taxes on professional services or restaurant, grocery, or department store purchases.

PERSONAL INCOME TAX (State of Delaware):

Information regarding personal income tax can be obtained from the Delaware Division of Revenue.

Note: There are no annual personal property taxes on vehicles in the State of Delaware.

SUSSEX COUNTY PROPERTY TAXES

Since The Village of Cool Branch is a Land-Lease Community, the real estate taxes are paid by the owner of the land and not by the individual homeowners.

Sussex County assesses each home based on the size and amenities. You will be responsible for the payment of the annual tax assessment by Sussex County.

Sussex County Tax Assessment on homes in the Village of Cool Branch average:
\$250-\$350 PER YEAR

TAX INFORMATION AND QUESTIONS?

STATE OF DELAWARE	302-856-5358
SUSSEX COUNTY	302-855-7720

THE PINES AT COOL BRANCH COMMUNITY INFORMATION

Homes

Approximately 1600-2100SF
Models Available with Porches

Post Office

Seaford Laurel - Bridgeville Hwy.

TV Connection Company

Comcast Cable 302-856-4591

Electric Company

Delaware Electric Co-op 302-349-9090

Transportation

Dart First State 800-553-2278
City Cab 302-628-2588

Civic Organizations

American Legion 302-875-9948
Elks Lodge 302-629-2458

Airports

Baltimore-Washington Int.
Philadelphia International
Salisbury International

Community Senior Centers

Nanticoke Senior Center 302-629-4939
Laurel Senior Center 302-875-2536

Telephone Company

Verizon 800-640-4155
AT & T 800-222-0300

Gas Company

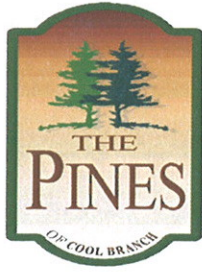
Sharp Energy 302-539-4200

Area Shopping

Seaford Shopping Center
The Centre at Salisbury
Rehoboth Outlets
Dover Mall

Amenities

Snow Removal - common areas
Gated Entrance
Hiking Trails
Olympic Swimming Pool
Stocked Fishing Pond



The Village of Cool Branch
100 Hitch Pond Circle
Seaford, DE 19973
302-629-0770
302-629-0799 Fax



HOTELS IN THE AREA

- **Hampton Inn**
799 N. Dual Hwy
Seaford, DE 19973
(302) 629-4500
- **Quality Inn**
225 N. Dual Hwy.
Seaford, DE 19973
(302) 629-8385
- **Days Inn**
420 N. Dual Hwy.
Seaford, DE 19973
(302) 629-4300
- **Comfort Suites**
23420 Sussex Hwy.
Seaford, DE 19973
(302) 629-2221
- **Holiday Inn Express**
210 N. Dual Hwy.
Seaford, DE 19973
(877) 863-4780
- **Comfort Inn & Suites**
20530 DuPont Blvd.
Georgetown, DE 19947
(302) 854-9400
- **Comfort Suites**
550 N. Dual Hwy.
Seaford, DE 19973
(302) 628-5400
- **The Brick Hotel on the Circle**
18 The Circle
Georgetown, DE 19947
(302) 855-5800

Visit The Pines of Cool Branch and be reimbursed up to \$250.00 for travel expenses, including gas, hotel stay, meals, etc. Buyers will be reimbursed after closing on a NEW home in this beautiful community.

Make sure to bring this flyer with you to the Sales Center to qualify for reimbursement. Must redeem within 30 days from date on flyer, excludes previous offers.

Visit www.coolbranch.com

7/27/09

For more information, email info@coolbranch.com