

55-plus homes don't have to be in a 55-plus community.



Warwick Model

Perhaps it comes as no surprise that many empty nesters looking to down-size have been seeking 55-plus living in non 55-plus communities. Instead, these homebuyers are choosing multi-generational communities where home designs include a good selection of ranch models and other floor plans that offer a first-floor owner's bedroom suite.

A case in point is the community of Jockey Hollow II where well over 1/3 of the recent homebuyers are empty nesters. According to the builder, Peter Dilsheimer, there are three

key reasons for this shift in buyer preferences: fewer restrictions, less costly homeowner association fees and a community vibrancy that comes with a multi-generational neighborhood.

“In a community like Jockey Hollow II, homebuyers have the freedom to enjoy their own yard for gardening, the family pet, or anything else they love doing. Our homebuyers don't want to sacrifice their lifestyle. They want to

enhance it,” said Dilsheimer.

What's especially interesting for those wanting to down-size is the fact that there are three different single-level floor plans designed with empty nesters in mind, with pricing starting at \$264,900. Regardless of the model, the home features generously sized living areas that can accommodate nearly any type of gathering, whether it's a large family get-together

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Lincoln Model

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er for the holidays, or out-of-town guests coming for a long weekend. Consistent with all the home designs at Jockey Hollow II, there is a long list of standard features. “We firmly believe that the base price should be the sale price,” said Mr. Dilsheimer. “It’s just one of the many reasons why Jockey Hollow II is proving to be one of the most popular new communities in Delaware.”

In keeping with their “It’s Included” philosophy, all homes come standard with a two- or three-car side-entry garage, granite countertops, full basement, 42” kitchen cabinets, gas fireplace, oak hardwood entrance foyer, and that’s just the start of a long list of standard features. Cathedral or vaulted ceilings add openness and drama to the great room. In the single-level designs there’s an additional room that can be used

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Get the inside scoop on selling your existing home

On Saturday, January 24, at 1:00 p.m. and 3 p.m., Jockey Hollow II will host free Home Seller’s Q&As. Presented by a top international real estate speaker, these fast-paced, open structured presentations will give you the opportunity to ask questions on how to avoid the most common mistakes home sellers make and how best to market your current home.

Highlights will include:

- The 3 most important things to do when selling your home
- Why price is not the only thing that counts
- How to get buyers to pay more for your home
- How to avoid the dreaded home inspection issues
- How to get your home cleaned for free when you move
- Why choosing your real estate agent is critical
- Learn what a Certified Residential Specialist is and how to locate one

There is no charge for admission and complimentary refreshments will be served.

as a private study, den or home office. Luxurious tiled bathrooms with soaking tubs and large walk-in closets make the owner’s bedroom suites truly special.

Because there are 90 acres of open space and multiple ponds, it’s obvious that the community was designed to blend with the area’s natural beauty. As for location, Jockey Hollow II is a short drive to the historic towns of Smyrna and Dover. Wildlife refuges and parks welcome nature lovers. And when the time comes for shopping, dining or a movie, it’s all

nearby. The community is convenient to both Routes 1 and 13, making Wilmington, Newark, Philadelphia or Delaware’s legendary beaches an easy drive.

The community is located at the intersection of Underwoods Corner Road and Alley Corner Road in Clayton, DE. For GPS: enter 52 Sunrise Drive, Clayton, DE 19938. Floor plans and additional information can be found on the community’s website at www.JockeyHollow2.com or call 302-653-7103.