

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

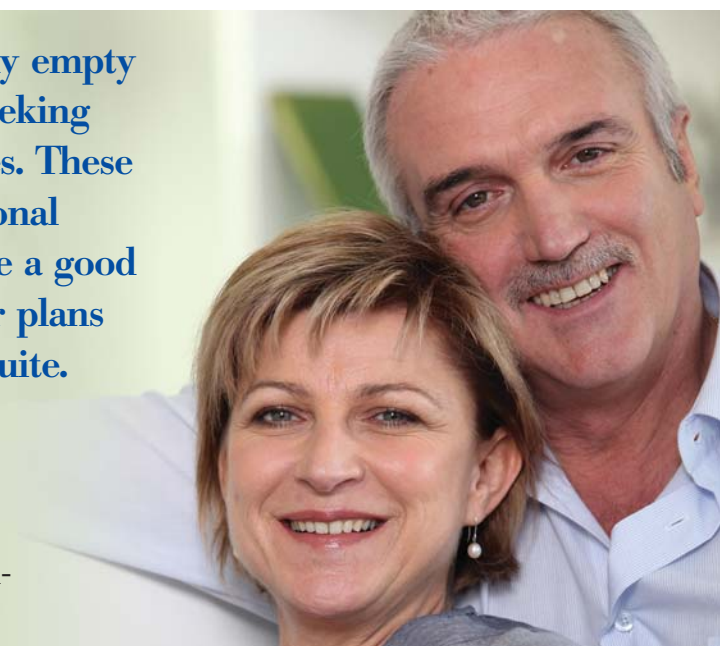


Lincoln Model

Perhaps it comes as no surprise that many empty nesters looking to downsize have been seeking 55-plus living in non 55-plus communities. 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 communi-

*continued on page 2*



*continued from page 1*  
ty vibrancy that comes with a multi-generational neighborhood. For New Jersey and Pennsylvania residents, the fact that Delaware is the most tax-friendly state in the country (according to Kiplinger's 2015 analysis of state taxes) makes another strong case for the recent interest in the community.

"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 downsize is the fact that there are three different single-level floor plans designed with empty nesters in mind, with pricing starting at \$271,900. 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 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."

Cathedral or vaulted ceilings add openness and drama to the great room. In the sin-

***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 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.

gle-level designs there's an additional room that can be used 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 66 Country Hollow Drive, Clayton, DE 19938. Floor plans and additional information can be found on the community's website at [www.JockeyHollow2.com](http://www.JockeyHollow2.com) or call 302-653-7103.

