



Seeking a more relaxed way of life? Let the rolling hills welcome you home. Rich in history, charm, and hospitality; enjoy the beauty and serenity of Stoner's Farm located in Littlestown, Pennsylvania. Here you'll find the home and lifestyle you've been dreaming about in a community you've been waiting for.



The Community: The area offers nothing else like it. Single story villas built with the charm & character of yesteryear, but with today's energy efficiency & convenience and one of the best features Stoner's Farm is it's within walking distance of local grocery stores, pharmacies, hardware stores and several churches and restaurants.

The Builder: For over 30 years families have turned to New Age Associates to experience the dream of new home ownership. We have established a reputation for providing tremendous quality and outstanding customer care. As you walk through our homes, pay close attention to the workmanship. Review our list of included features, ask about our construction process, and take note of all the name brand products used in our homes. You won't be disappointed.



BENEFITS
OF A
NEW AGE
HOME



NEW HOME FEATURES



ONE VISIT AND YOU WILL
DISCOVER THE DIFFERENCE

Benefits of a New Age Home

- RWC 12 Year New Home Warranty
- 12 Month Customer Care Service
- National Home Builders Association Member Since 1989
- New Home Orientation Prior to Settlement with Owner of New Age Associates, Inc.
- All Garage Walls Insulated & Plastered
- Electrical Rough-In Walk-Thru
- Flexible Floor Plan Design

Interior Features

- 9 Foot Ceilings
- Textured Ceilings
- Smooth Painted Walls with Sherwin Williams Paint
- Painted Colonial Trim with Semi-Gloss Paint
- 3' Wide Passageway Interior Doors
- Cathedral Style Interior Doors with Lever Handles
- Ceiling Fan/Lights or Switch Controlled Receptacles Your Choice in All Bedrooms
- Built in Allowance for Your Choice of Lighting from Select Lighting Supplier
- LED Recessed Lights
- Pre-Wired for Ceiling Fan/Light in Great Room & Bedrooms
- Reinforced Customized Wood Closet Shelving
- Choice of Wall to Wall Carpet with Resilient Flooring in Kitchen & Baths
- 6 Phone or Cable Outlets
- Water Softener

Energy Efficient Features

- Andersen® Double Hung, Double Tilt Windows includes Energy Efficient Low E Insulated Glass, Grids and Full Screens
- ZIP® System Sheathing for Superior Moisture Protection
- Ridge Vent & Vented Soffit Attic Ventilation System
- "Moen" Water Saving Plumbing Fixtures
- Energy Efficient 50 Gallon Electric Water Heater
- High Density Spray Foam Insulation System R- 22 Exterior Walls, R-48 Blown Attic Insulation

Exterior Features

- Brick and/or Stone Front Elevation as Shown on Plan
- Stained Insulated Fiberglass Entry Doors includes Maintenance Free Trim
- GAF/ELK Fiberglass Dimensional Shingles Lifetime Warranty
- Maintenance Free Shake Vinyl Siding
- Paneled Shutters on Front & Side Elevations as Per Model
- Maintenance Free Porch Columns as Per Model
- Vinyl Soffit, Aluminum Fascia & Seamless Gutters
- Weatherproof Exterior Electrical Outlets
- 2 Exterior Frost-Free Water Spigots
- Exterior Garage Light Fixtures
- Recessed Lighting on Front Porch
- Recessed Lights or Ceiling Fan/Light on Rear Porch
- Doorbell with Chime at Front Door
- Insulated Carriage Style Garage Door with Opener





Kitchen Features

- Custom Oak Hand Crafted 42" Kitchen Cabinets includes Choice of Stain and Hardware
- Easy to Customize Kitchen Plans
- Matching Kitchen Island/Peninsula Included
- Wilsonart® or Formica Laminate Countertops with Choice of Colors & Styles
- GE 30" Electric Range w/Hood & Fan Light
- GE Pot Scrubber Dishwasher
- GE Microwave Range hood
- Double Bowl Stainless Steel Kitchen Sink includes Matching Faucet & Spray Nozzle
- GFI Circuits
- Additional Wood Species & Solid Surface Countertops Available Upon Request

Streetscape Features



- Specialty Mailbox w/Matching Post Light
- Professionally Graded & Seeded Lawns
- Concrete Driveways, Lead Walks & Porches
- Community Sidewalks
- Underground Natural Gas, Electric, Cable, Telephone, Water & Sewer Services

Bathroom Features

- Custom Oak Hand Crafted Vanity Cabinets *includes Choice of Stain and Hardware*
- Cultured Marble Vanity Tops *with Color Choice*
- Tall & Elongated Water Saver Toilets
- Owners Suite includes Aker® Fiberglass 5' Shower with 1 Seat
- 2nd Bath includes choice of Easy Clean One Piece Aker® Fiberglass Tub/Shower Combination or Fiberglass 5' Shower with 1 Seat
- "Moen" Single Lever Plumbing Fixtures
- Fan Light Combination in All Baths

Structural & Mechanical Features

- 2x6 Exterior Construction
- Engineered Truss Roof System
- Poured Wall Foundation
- High Efficiency Gas Forced Hot Air Heat
- Over 95% Efficient, Rheem Equipment
- "Aprilaire" Brand High-Efficiency Air Cleaner Longer Collection Period than Flat Media Filter 14.5 Seer High Efficiency Central Air Conditioning with Maintenance Free Mounting Bracket
- "MANABLOC" /MANAFOLD Plumbing System
- 200 AMP Electrical Service with SquareD® Panel
- Washer and Dryer Electrical Hook-Up
- Wired Smoke & CO Detectors with Battery Backup Located Per Code

New Age Built In Incentives

New Age
Includes

Other
Builders

• Brick and Stone Front Exterior	\$9,000		<input type="checkbox"/>
• Covered Front & Back Porches	\$9,500		<input type="checkbox"/>
• 2 x 6 Exterior Walls with Spray Foam Insulation R22	\$9,500		<input type="checkbox"/>
• Andersen® Double Hung, Double Tilt Windows Energy Efficient Low E Insulated Glass,	\$3,200		<input type="checkbox"/>
• Stained Insulated Fiberglass Entry Door with Side lite includes <i>Maintenance Free Trim</i>	\$1,500		<input type="checkbox"/>
• Window Molding Trim and Window Sills	\$1,750		<input type="checkbox"/>
• Recessed Lighting Fixtures	\$1,350		<input type="checkbox"/>
• Custom Handmade Kitchen and Bath Cabinetry	\$5,000		<input type="checkbox"/>
• Insulated Garage Walls and Door	\$3,000		<input type="checkbox"/>
• Garages Include Carriage Style Door & Electric Openers	\$2,000		<input type="checkbox"/>
• “Aprilaire” Media 6 Month Air Cleaner	\$400		<input type="checkbox"/>
• Water Softener	\$1,800		<input type="checkbox"/>
• Custom Closet Shelving	\$3,000		<input type="checkbox"/>
• Concrete Driveways and Community Sidewalks	\$2,000		<input type="checkbox"/>
• Hanover Lantern Mailbox and Post Light	\$1,750		<input type="checkbox"/>
• Flexible or Customized Home Plans With No Fees	\$1,200		<input type="checkbox"/>
• 95% Efficient RUUD Gas Furnace with 14.5 Seer AC	\$3,000		<input type="checkbox"/>
• 12 Year Home Warranty Guaranteed by RWC®	\$1,000		<input type="checkbox"/>

THESE ITEMS HELP PROTECT YOUR INVESTMENT
AND WILL PRODUCE MORE EQUITY

Over \$63,000
Included Features

PENNSYLVANIA

BENEFITS OF
ADAMS COUNTY
LIVING



RETIREMENT
TAX
FRIENDLY



LOW UTILITY
COST



Pennsylvania is one of the most generous states in the nation when it comes to offering income-tax exclusion on a wide variety of retirement income.

PA Rated Among Top 5 States to Retire!

Source: [Kiplinger.com/retirement](https://www.kiplinger.com/retirement)

Retirement Tax Friendly:

- Social Security Benefits
- Public and Private Pension Funds
- 401 (k)s & Other Defined
Contributing Employer Retirement Plans
- IRA Withdrawals Taken Upon
Retirement after age 59
- Life Insurance Proceeds Payable
to a named Beneficiary or to a Descendant's Estate

TAX EXEMPT

TAX EXEMPT

TAX EXEMPT

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TAX EXEMPT

Stoner's Farm Additional Savings:

Average Natural Gas Heating	\$55.00 Mo.
Average Electric	\$75.00 Mo.
Average Public Water / Sewer (Based on Usage)	\$50.00 Mo.
LOW HOA Fees (Annual 1x Year)	\$150.00 Yr.

Stoner's Farm residents enjoy having numerous activities & clubs to participate in along with so many local amenities within a short walking distance.

Just to mention a few of our clubs to join...

Golf, knitting, crafting, cards, mahjong, book club, garden club, community bus trips and many more...



Located in Adams County with Historic Gettysburg, less than ten miles down the road... where options are endless for battlefield tours, dining, entertainment and all those quaint downtown shops & restaurants!





Life's About to Get Easy!

**SEEKING
MAINTENANCE FREE
LIVING?
WE MAY HAVE THE
ANSWER YOU'VE BEEN
LOOKING FOR...**

Why pay HIGH MONTHLY FEES when you can live just as free & simple without all the cost for services that may or may not meet your expectations.

Stoner's Farm HOA fee is only \$150 per year. That's RIGHT! Per Year.

Our maintenance friendly homes are stress free living at its best! New homes come standard with stone & brick front facades, all home exterior trim fascia is vinyl or aluminum wrapped. Our roofs are installed with lifetime warranty shingles.

Our area also offers many local professionals for lawn/landscaping/snow removal maintenance services. Residents pay on average of \$30- \$55 per lawn clipping.

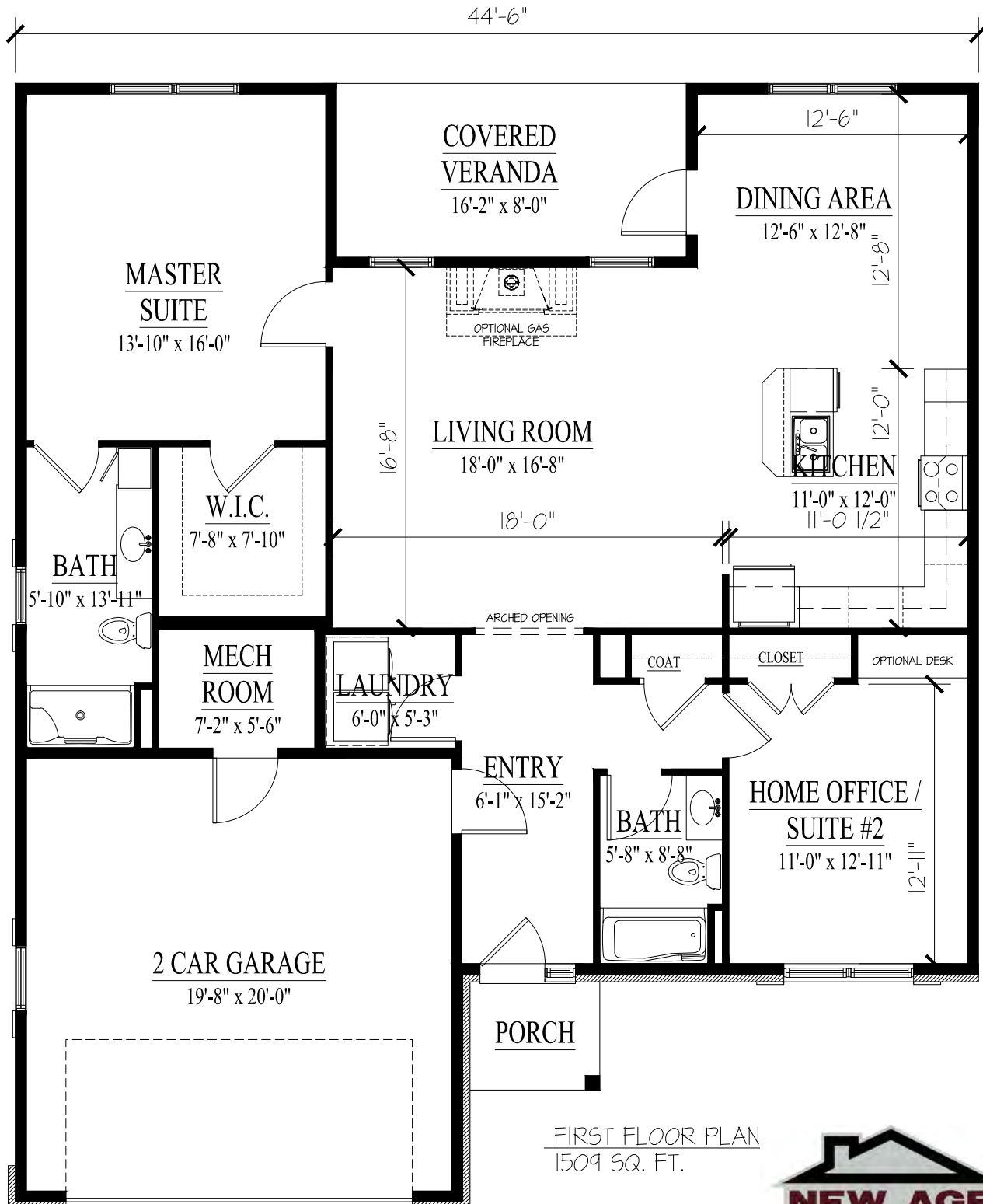
Resident local handyman for hire for any personal home owner maintenance service needs... services offered are as simple as the change of a light bulb.





Adirondack I

Floor plan
2 Bed - 2 Bath - 2 Car Garage
Approx. 1,509 sq. ft.



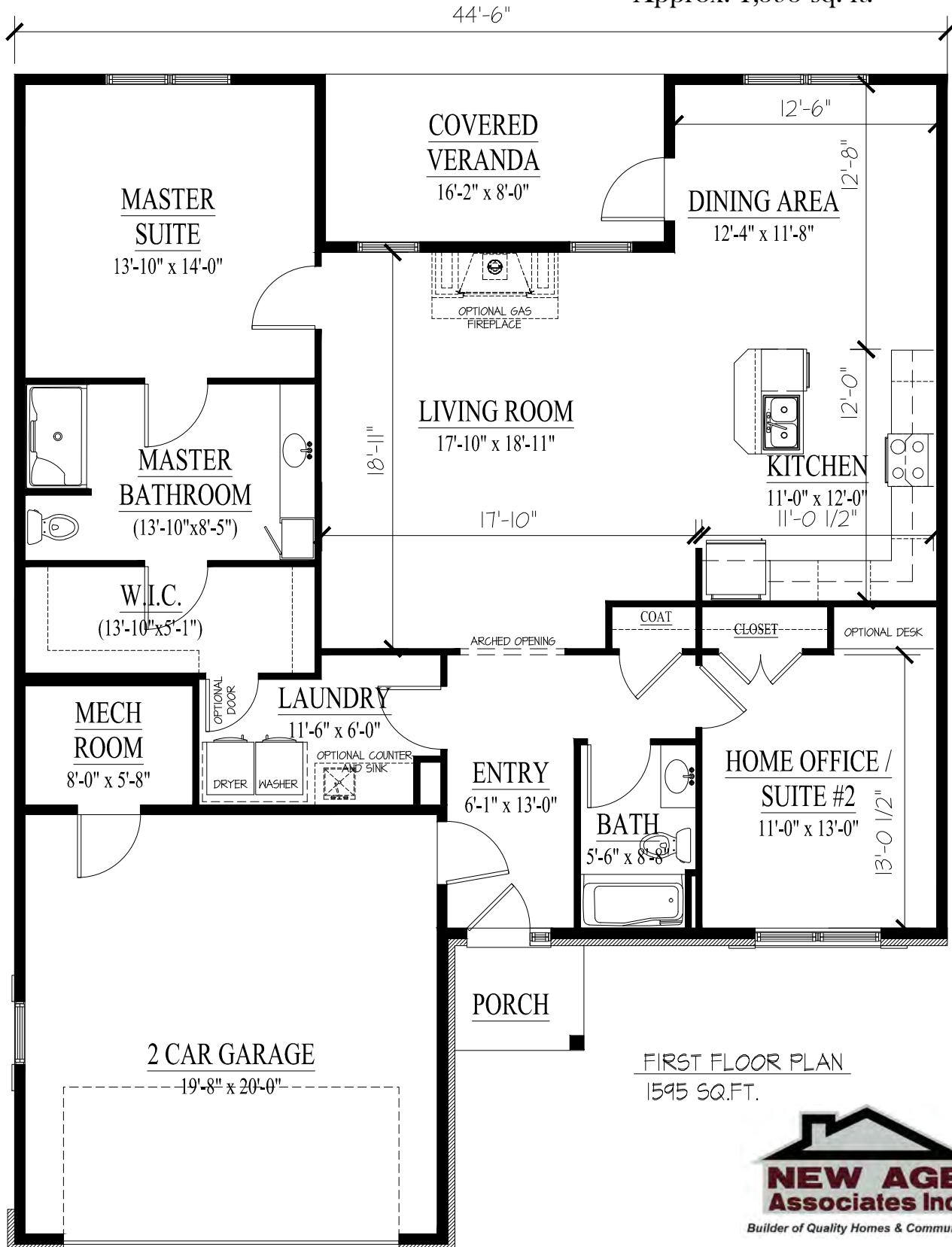
FIRST FLOOR PLAN
1509 SQ. FT.





Adirondack II

Floor plan
2 Bed - 2 Bath - 2 Car Garage
Approx. 1,595 sq. ft.



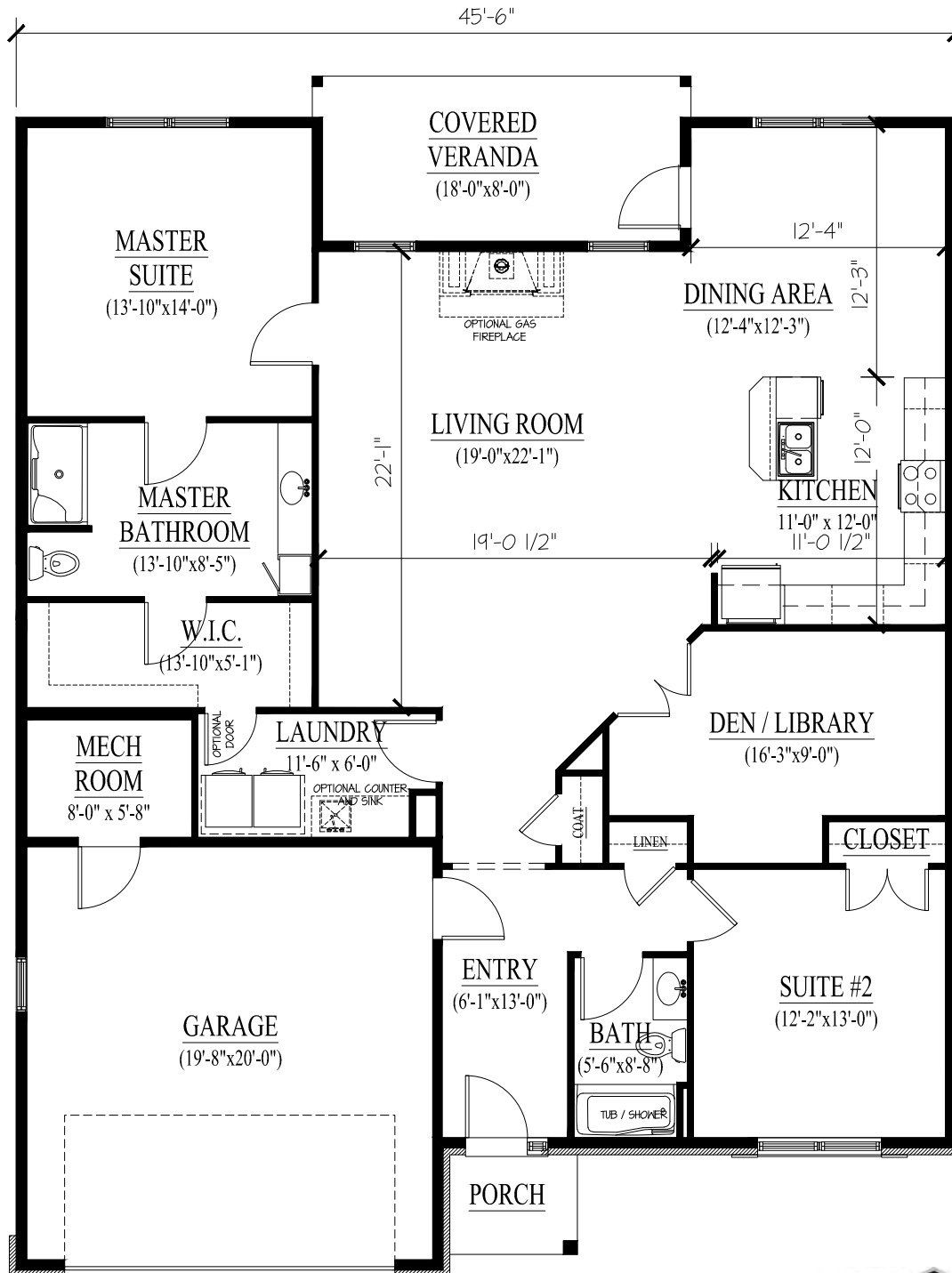


Adirondack III

Floor plan

2 Bed - 2 Bath - Den - 2 Car Garage

Approx. 1,882 sq. ft.



FIRST FLOOR PLAN
1882 SQ.FT.



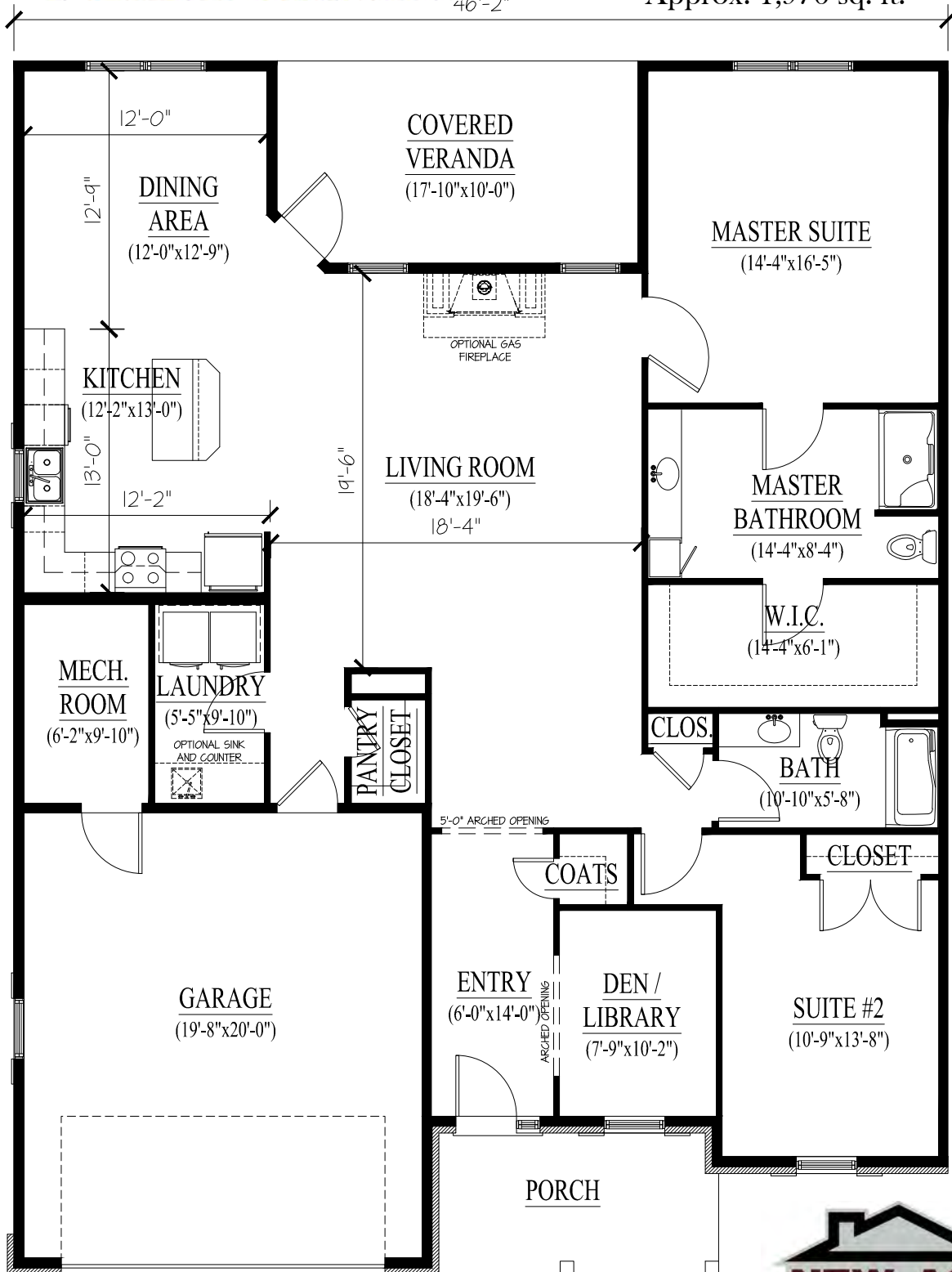


Potomac

Floor plan

2 Bed - 2 Bath - Den - 2 Car Garage

Approx. 1,976 sq. ft.



FIRST FLOOR PLAN
1976 SQ. FT.

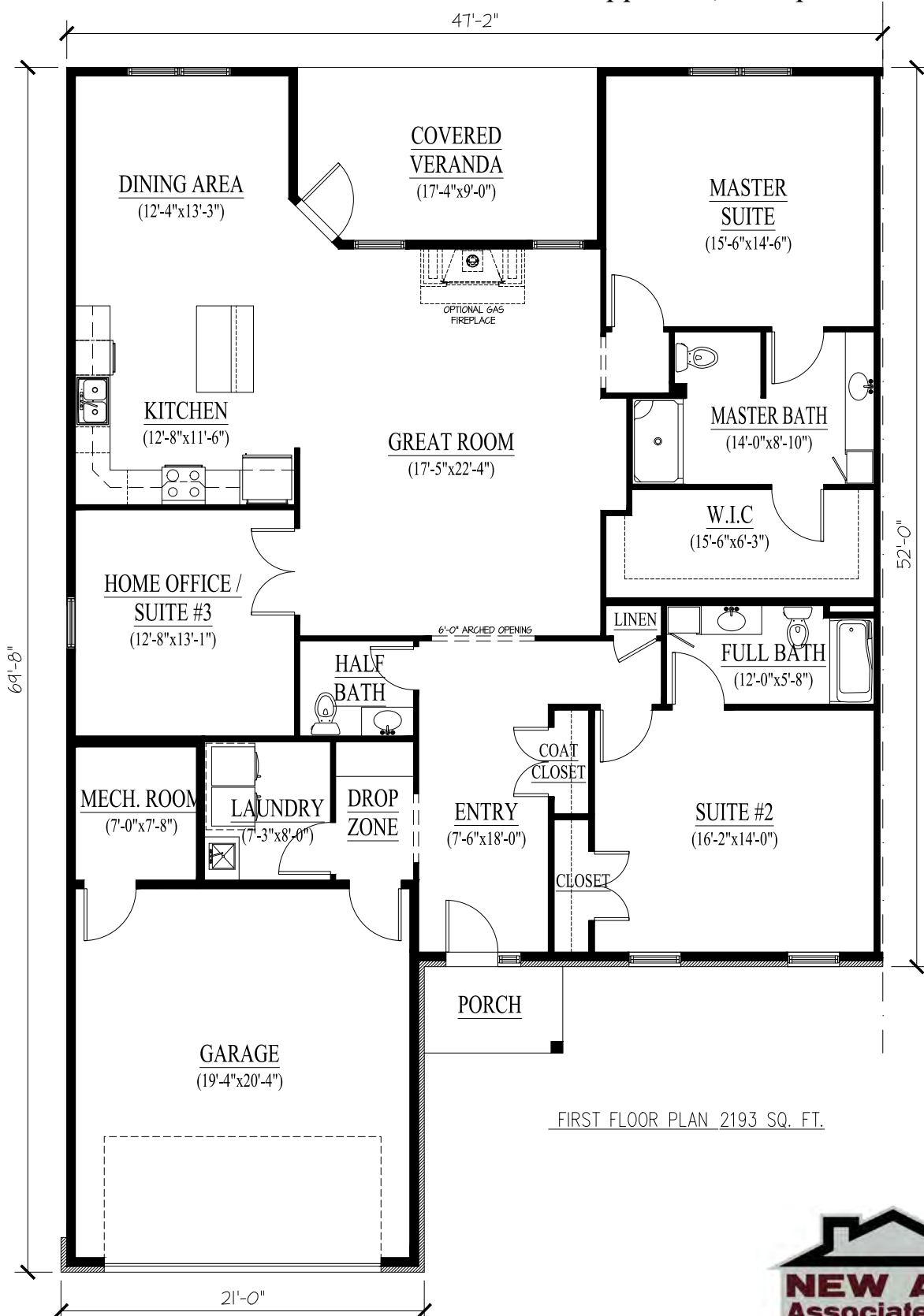


Newly Designed Delaware

Floor plan

2 Bed - 2.5 Bath - Den - 2 Car Garage

Approx. 2,193 sq. ft.



FIRST FLOOR PLAN 2193 SQ. FT.

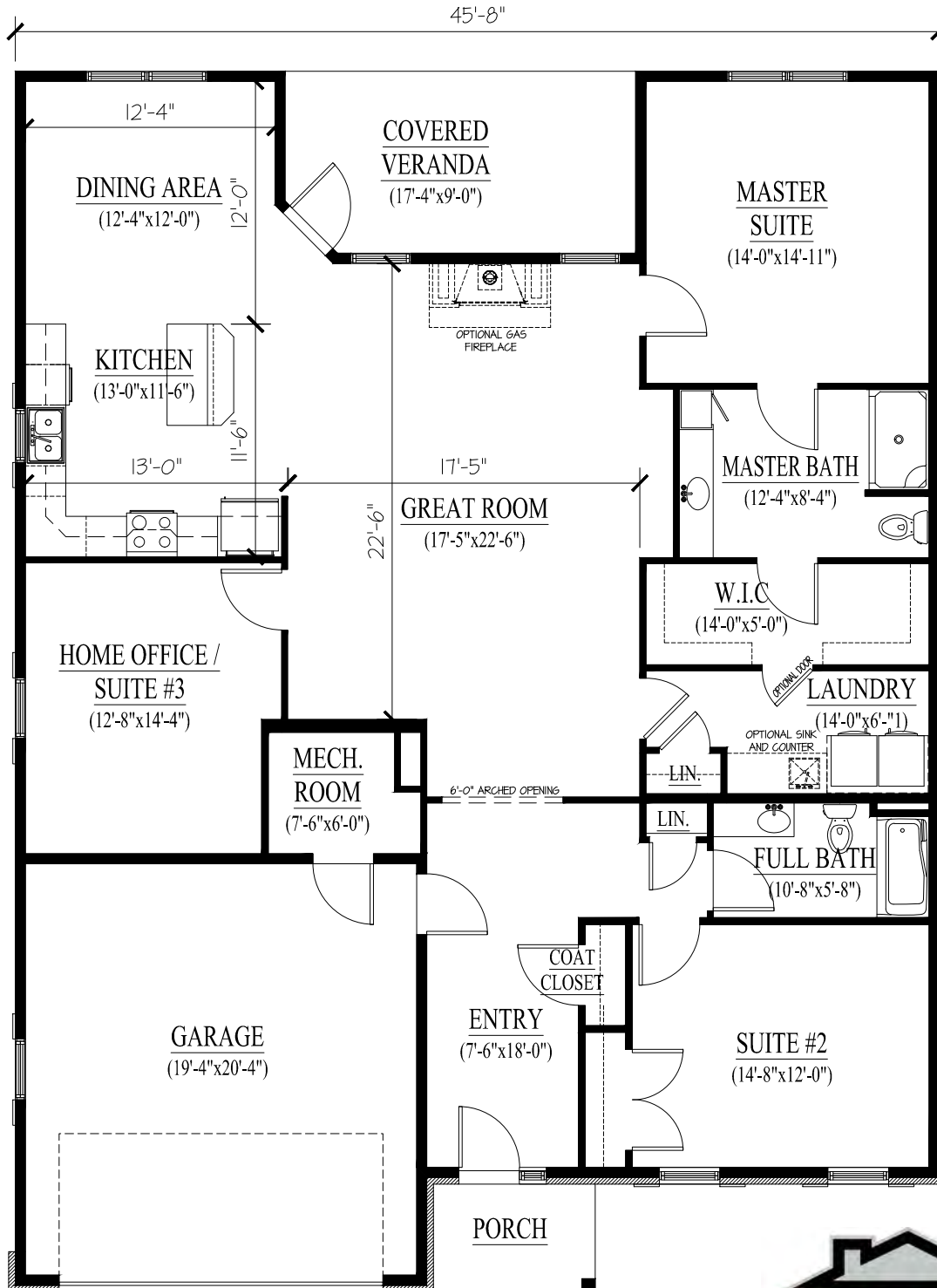


Trenton

Floor plan

3 Bed - 2 Bath - 2 Car Garage

Approx. 2,045 sq. ft.



FIRST FLOOR PLAN
2045.0 SQ. FT.

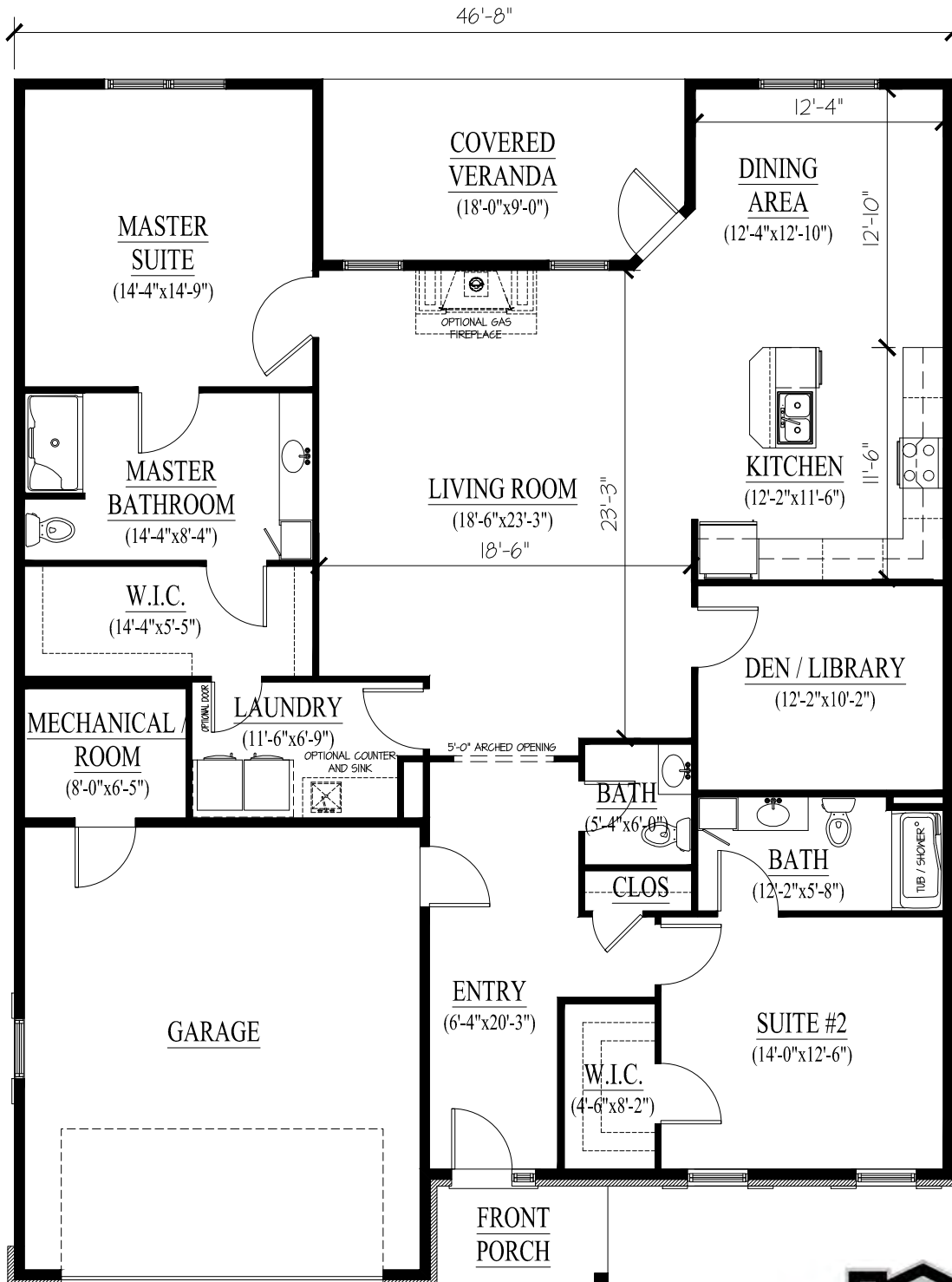


Chesapeake

Floor plan

2 Bed - 2 Bath - Den - 2 Car Garage

Approx. 2,049 sq. ft.



FIRST FLOOR PLAN
2049 SQ. FT.



- RESERVED
- AVAILABLE
- SOLD



STONER'S FARM Littlestown, Pennsylvania

The home... The life... The style created just for you!

NEW AGE Associates Inc.
 Builder of Quality Homes & Communities