



Welcome Home



Est. 1998

### **Maizefield home community: Frequently Asked Questions**

• **How much is site rent? What does it include?**

Site rent is \$350. The rent includes 75'x100' average lot size, sewer, trash and main road snow removal

• **Are pets allowed?**

Two (2) pets are allowed per home, dogs are allowed but can only be 15lbs or less. (\$5.00 per dog monthly).

Our community is breed specific; please contact community manager for more information.

• **What criteria do you use in making the decision to accept or deny an application?**

Information on the application is reviewed along with a credit report, criminal background report, and past history. Decisions are usually obtained within 48 hours.

• **What is your application process?**

An appointment with the manager is necessary in order to review the community policies and guidelines. An application may be completed at that time. A copy of your drivers license and income verification is required (paystub, social security statement, etc.). There is a \$50.00 application fee per person over 18 years of age.

**Maizefield features:**

- Underground utilities give an unobstructed view of the surrounding countryside.
- Wide paved roads with off street parking
- Adding to the safety of the community are fully marked speed bumps, fire hydrants and over head street lights.
- The community's high standards are maintained by our maintenance staff's ongoing community care program.
- Convenient access to highways allow you to live in a quiet country setting, while giving access to many shopping areas, job opportunities, churches, and social activities.

The Maizefield Community is located in Southampton Township, Franklin County, Pennsylvania with a pleasant view of the mountains. It offers a calm pace of life in the rolling countryside. The state capital of Harrisburg lies 45 minutes to the North and Baltimore and Washington DC are 2 hours to the South. The community is just outside the Borough of Shippensburg and only minutes to Interstate 81. The area is convenient to retail.

We are part of the Shippensburg Area School District and our area abounds with educational opportunities. Shippensburg University is 5 minutes North, Pennsylvania State University Mont Alto Campus 30 minutes South and Wilson College 20 minutes to the West.

#51  
Maizefield  
Drive,  
Shippensburg



Welcome Home!



**Carlisle Office 717-766-0742  
or 1-800-327-6163**

M- F - 9:00 to 5:00, Saturday 9:30 to 3:00  
7048 Carlisle Pike, Carlisle, PA 17015

**www.BonnieHeightsHomes.com**

**Upgraded options included in model home:**

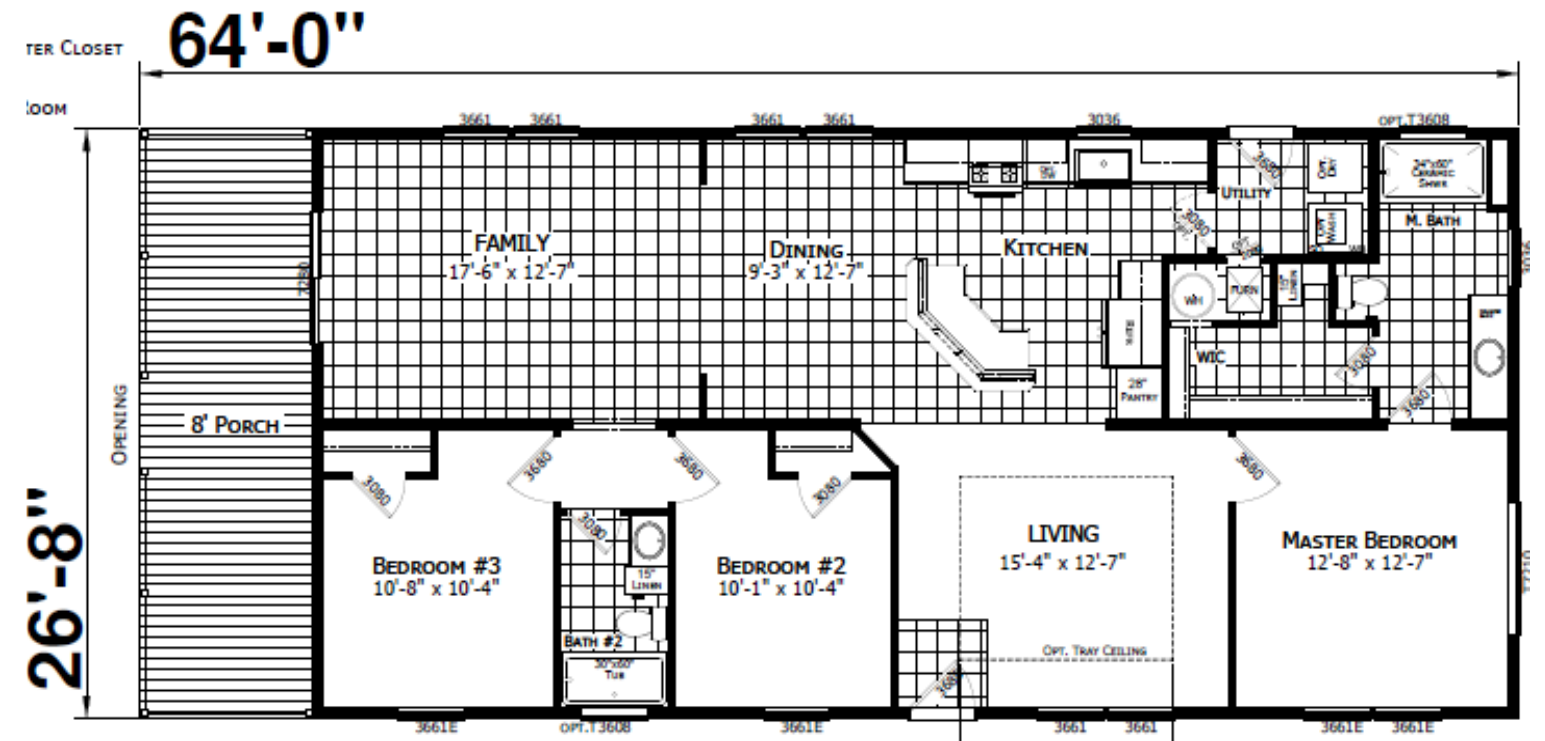
**Upgrade Options Included**

- Upgrade Molding Impact-DW
- Drywall Impact Area-DW
- Drywall Family/Living/Great Rm
- Cab to Ctr Glass Tile IPO Form
- 30# Roof Load DW Per LF
- OSB IPO Ox Board
- OSB Perimeter Skirting-PF
- Tray Ceilings Per LF
- Extra Shutters
- Siding Upgrade per LF
- Recessed Frame-8" (per half)
- 12" I Beam EXCH 10" I-Beam-DW
- Additional Idler Axle
- Pier Saver (per door)
- Flip Floor Plan
- 8' Full Porch
- Perimeter Heat-DW
- R-22 Floor Insul ipo 11-DW
- R-30 Roof Insul ipo 22-DW
- 25oz Upgrade Carpet ipo std
- Rolled Flooring Foyer Entry
- SxS Refer w/Icemaker IPO 18CU
- S/S Microwave over Range
- Stainless Steel Dishwasher
- 60" Ceramic Shower IPO Tub
- Extra Interior Door
- 36" Passage Door IPO Std
- Furnace Door
- 36" 9-Lite Door IPO Std 9-Lite
- Sliding Glass Door (No Exch)
- 30x36 Low E Window (No Exch)
- 36x8 Transom Window
- 72"x10" Transom Window
- USB Receptacle
- Exterior Receptacle-GFI
- Ceiling Fan w/Light Kit
- 4" LED Recessed Can Light
- Cable TV Jack w/Central Drop EA
- Upgrade Exterior Light
- A/C Ready Conduit/Breaker
- 40 Gal Elec W/H Exch 30 Gal
- Vanity Single Lever Faucet
- Porcelain Vanity Sink IPO Std
- Water Shut-Off Valves T/O
- UK3 Farm Sink IPO Std Sink
- 15" Linen Cabinet
- 4 Drawer Bank - Wood
- Cabinet Over Refrigerator
- Drawer-Over-Door Base Cabinets
- Ozark Shadow Cabinets w/42" OH
- Double Wide-Lengthen
- Lino IPO Carpet
- Exterior Water Faucet
- Champion 7 Limited Warranty



**All Inclusive Maizefield Package**

- Free bank pre-approval-no deposit needed
- No Charge for credit / background check
- Central air—properly sized by the manufacturer
- Skirting installed with pressure treated wood base
- Tie-downs—code requires tie-downs and will lower your insurance costs
- Vapor barrier under home
- Pressure test water lines
- Hook-up to water pipes, heat taped and insulated
- Hook-up to sewer
- Hook-up to code electric service
- Hook-up to natural gas
- 2 - 5x5 wooden deck at rear door
- Home is set on concrete footers
- We install light bulbs (most are LED)
- Interior cleaned and swept
- Certified set-up
- Paved 2 car off street parking
- Custom concrete pad and sidewalk
- Yard raked and seeded
- Yard light
- Tree



**\$187,609.00**

**\$18,760.00 Down  
@ 7.5% for 25 years \$1,251.00**

This is for informational purposes only.  
Your lender will determine actual rate, down, fees and payment.  
Your lender may require escrow of taxes and insurance.

**We have many financing options available!**

1500 square feet Living space & 208 Square feet of covered porch  
1708 Total square feet

**Energy savings insulation package**

**R-30-Ceiling Insulation, R-19 Sidewalls Insulation, R-22-Floor Insulation**