

Stoner's Farm Villas
*Customizable to Meet
 Your Needs and Lifestyle!*



Beautiful Luxury Villas

Discover the Difference with New Age Associates

Single Level Villas • Public Water & Sewer • Stone & Brick Fronts Included

Easy Single Story Living
Unique Brick & Stone Fronts
Handicap Accessible



Builder of Quality Homes & Communities

1-800-549-7993

www.STONERSEARM.com



Directions to Stoner's Farm:
 *** 2 Miles from MD/PA Line ***
 From MD Rt. 97, Straight Through Square
 Left on Columbus Avenue
 Call Us For Your Personal Tour Today!
1-800-549-7993



Private Veranda



Beautiful Home Sites





Location!
Location!
Location!

***WHEN IT COMES TO COMMUNITY,
 WE'VE GOT THE BEST OF ALL WORLDS'
 RIGHT HERE IN ADAMS COUNTY***

Located along the Pennsylvania - Maryland border, and with easy access to the areas major routes, Stoner's Farm is a perfect home base ... the shore is just three hours ... Baltimore's Inner Harbor is only forty minutes down the road ... Hershey's World Famous Chocolate Town and Lancaster's Dutch Country are about an hour's drive ... "The Big Apple" is only about three hours ... Our nation's capital is about a two hour drive as is Philadelphia ... and you can't forget historic Gettysburg right down the road.



And did we mention all the great shopping, and enough area golf courses to play on a different one every day of the week! On the other hand, you really don't have to go anywhere at all...

Surrounded by a rich heritage, charm and hospitality, the sense of community thrives in

Littlestown! We have a park with a pool, tennis courts, pavilions, a YMCA, a Library and many local organizations to join. There is even a Littlestown Area Municipal Band ... and you can't beat the areas great restaurants.

***You're Always Home
 at Stoner's Farm***



**JUST A FEW OF OUR
 MANY INCLUDED FEATURES**

- *RWC® 10 Year New Home Warranty for Your Peace of Mind
- *Natural Gas, Public Water & Sewer
- *New Age Associates Exclusive 12 Month Customer Care Service
- *In House Designer to Help You Plan Your Home
- *Finished 2 Car Garage includes Insulated Carriage Style Doors & Opener
- *3 Foot Wide Interior & Exterior Doorways for most Wheelchair & Walker Access
- *Andersen® Double Hung Tilt Windows with Low E Glass - Energy Efficient
- *Locally Crafted Handmade Custom Kitchens with 42" Cabinets & Choice of Stain
- *GE® Appliances includes Your Choice of Gas or Electric Range Dishwasher & Microwave Rangehood
- *Smooth Plastered Walls & Textured Ceilings Interior Sherwin Williams Paint
- *Beautiful Owners Suite with Walk-In Closet
- *Build with or without a Basement providing Options for Your Lifestyle

www.STONERSFARM.com

**SAVINGS FOR BUILDING
 ENERGY STAR
 QUALIFIED HOMES**

New Age Associates, Inc.

Monthly Average Utility Cost

(Based on 2000 Square Feet of Living Space)

\$136.10

12 MONTH TOTALS:

Gas.....\$645.63

Electric.....\$987.54

Yearly Total....\$1633.17



**ENERGY STAR
 PARTNER**

The above utility list has been provided by current Stoner's Farm Homeowners. We cannot guarantee the accuracy of this data.

Congratulations to Harry McKean and New Age Associates, Inc, who recently received a check from Residential Warranty Corporation, Inc. as a reward for never having a single claim against any home that they've ever constructed in almost 20 years!



What an Accomplishment!

DID YOU KNOW ?

**The Homeowners Association
 Dues in Stoners Farm are
 Only \$150 per year!**