



Discover what Others have already....
"Your Personal Home Building Experience"

See All of our Standard Features
and Builder Specifications,
Visit SGeraldMusserCommunities.com

NEW CONSTRUCTION SPECIALISTS:

Jean Taylor, REALTOR®

717-926-3044 Cell
717-279-6222 Office
jtaylor@homesale.com
<https://jeantaylor.homesale.com>

Joan Hains, REALTOR®

717-926-8025 Cell
717-279-6222 Office
joanh@homesale.com
<https://joanhains.homesale.com>

Gary Burk, REALTOR®

717-579-1199 Cell
717-279-6222 Office
gburk@homesale.com
<https://garywburk.homesale.com>



**BERKSHIRE
HATHAWAY** | HOMESALE
HOMESERVICES REALTY

Your World. Under One Roof.

DIRECTIONS:

From 422, North on Rt 72, N on Jonestown Rd
bare left onto Grace Ave, Left on Hunter Chase to
left on Rolling Meadow Rd

If using GPS Please put in 2000 Rolling Meadow
Rd Lebanon, Pa 17046



The Estates at Hearthside



WELCOME HOME

Your Personal Home Building Experience
S. Gerald Musser Builder
SGeraldMusserCommunities.com

**BERKSHIRE
HATHAWAY** | HOMESALE
HOMESERVICES REALTY

Your World. Under One Roof.

PHASE 1: BASE LOT COST IS \$110,000

LOT	ACREAGE	PREMIUM	LOT	ACREAGE	PREMIUM
◊ Lot 5	.45	\$20,000	Lot 51 SPEC	.35	\$547,900
Lot 48	.36	\$10,000	Lot 47 Model Home	.47	\$824,425
Lot 49	.35	\$10,000			
Lot 50 RSVD	.35	\$10,000			

◊ Daylight Basement
RSVD & SOLD Lots are in RED

PHASE 2: BASE LOT COST IS \$130,000

LOT	ACREAGE	PREMIUM	LOT	ACREAGE	PREMIUM
Lot 52	.35	\$10,000	Lot 64	.50	\$10,000
Lot 53	.35	\$10,000	Lot 65	.35	Base
Lot 54	.35	\$10,000	Lot 66	.34	Base
Lot 55	.35	\$10,000	Lot 67 RSVD	.46	\$15,000
Lot 56	.37	\$10,000	Lot 68	4.39	Base
Lot 57	.98	\$10,000	Lot 69 RSVD	.35	\$15,000
Lot 58	1.23	\$15,000	Lot 70 RSVD	.39	\$15,000
Lot 59	.38	\$5,000	Lot 71	.36	\$15,000
Lot 60	.35	\$5,000	Lot 72	.73	\$15,000
Lot 61 RSVD	.35	\$5,000	Lot 73	1.05	\$5,000
Lot 62	.35	\$5,000	Lot 74	.35	\$15,000
Lot 63	.40	\$10,000	Lot 75	.35	\$5,000

MODEL BEDROOMS BATH SQFT

RANCH MODEL HOMES

Cottage	3	2	1443
Hemlock	3	2	1671
Dogwood	3	2	1685
Pine	3 • Covd Patio Std	2	1851
Rosewood	3 • Sunrm Std	2	2228
Magnolia	3 • Sunrm Std	2.5	2366
Magnolia Plus	3 • Sunrm Std	2.5	2494
Maple	3	2	1870
Ironwood	3 or 4	2	1978
Briarwood	3	2	2000

FIRST FLOOR PRIMARY MODEL

Aspen	3 or 4	2.5	2078
Oak	3 or 4 Poss	2.5	2119
Redwood	3 or 4	2.5	2403
Juniper	4	2.5	2805
Laurel	4	3.5	3095

TWO STORY MODEL HOMES

Bradford	3 or 4	2.5	2004
Hickory	3 OR 4 Poss 3 Car Gar. Std	2.5	2040
Chestnut	3 or 4	2.5	2110
Spruce	3 or 4 Poss	2.5	2160
Sequoia	3 or 4 Poss	2.5	2330
Norfolk	4	2.5	2460
Poplar	4 bed 3 Car Gar. Std	3	2658
Ashley	4	2.5	2897
Birch	4 bed 3 Car Gar. Std	2.5	3126