



MIKELEN, LLC

Voted # 1 Builder by Montgomery County Residents for the 3rd Year Running



COUNTRY VIEW ESTATES LOWER SALFORD TOWNSHIP

A Beautiful Neighborhood

www.CountryViewEstates.net

father,
son,
pride,
&
integrity

ABOUT THE BUILDER

Father, Son, Pride & Integrity

DelGrippo Builders has perfected the creation of custom homes for everyone. Working in an array of municipalities throughout the region, Del Grippo Builders continues to exemplify quality home building and ultimate customer satisfaction.

DelGrippo Builders is a family-owned and operated company, established over 40 years ago by Leonard Del Grippo, Sr. Mr. DelGrippo worked with and transferred the business to his son, Leonard DelGrippo, Jr., to create the formidable entity that DelGrippo Builders is today. DelGrippo Builders prides itself on paying close attention to their customers' custom home desires and creating positive working relationships with not only the municipalities, but the multiple companies with which DelGrippo Builders works to create their customers' ideal homes.

Today's President, Leonard DelGrippo, Jr., strives for excellence in customer satisfaction by creating unique relationships with his clients and by being accessible to the customer. Leonard enjoys a "hands-on" relationship with his clients and the companies with which DelGrippo Builders.

TRACT RECORD

<u>Area/Development</u>	<u>Street</u>	<u># Homes Built</u>
<u>Blue Bell, Whitpain Twp.</u>		
Lake Terrace Estates	Jolly Road	31
Prophecy Crossings I & II	Walton & Dundee Roads	48
Blue Bell Croft	Len Mar Drive	10
Blue Bell Crossing	Wentz & Horseshoe Drive	21
Regal Glen	Norristown Road	3
<u>East & West Norriton Twp.</u>		
Holly Hill & Holly Hill East	Potshop Road	130
Green Ridge	Potshop Road	85
Pine Crest	Burnside Avenue	42
Burnside Reserve	Burnside Avenue	11
Valley Forge Crossing	Valley Forge Road.	58
Oakland Farms	Valley Forge Road.	100+
Chestnut Woods	Chestnut Avenue	24
The Pines	Alexander Avenue	3
Heatherwood Estates	Heatherwood Drive	7
<u>Limerick</u>		
The Enclave at Tall Trees	Forrest Glen Drive	8
<u>New Hanover</u>		
The Highlands at Hanover	New Hanover Sq. Road	33
<u>Skippack Twp.</u>		
Cedar Crossing	Rt. 113	22
<u>Lower Providence Twp.</u>		
Providence Valley	Eagleville Road	8
Landis Mill Reserve	Landis Road	14
Providence Hollow	Walker Lane	1
<u>Upper Dublin Twp.</u>		
Andover Estates	Catlin Way	3
<u>Upper Providence Twp.</u>		
Hopwood Knoll	Hopwood Road	15
Oakridge Estates	Egypt Road	18
Providence Hollow	Egypt Road	13
Estates of Green Valley	Mennonite Raod	20
<u>Upper Gwynedd Twp.</u>		
Gwynedd Downs	North Wales Road	44
Gwynedd Square	Allentown Road	34
Gwynedd Woods	Valley Forge Road	10
<u>Worcester Twp.</u>		
Valley Green	Valley Forge Rd. & Rt. 73	100+
Worcester Downs	Defford Rd. & Landis Rd.	16
Gwynedd Glen	Morris Road	14
Hollis Estates	Hollis Road	30
Valley View Meadows	Liberty Lane	4
Methacton Mews	Methacton Avenue	6

COUNTRY VIEW ESTATES LOWER SALFORD TOWNSHIP

Luxurious Bedrooms & Bathrooms

- 6 x 6 Ceramic Tiled Floors in Master and Hall Bathrooms
- Cultured Marble Vanity Tops in Master and Hall Bathrooms
- Double Bowl Vanities in Master and Hall Bathrooms
- Moen Chateau Chrome Single-Lever Faucets in All Bathrooms
- Owner Suites with Tray Ceilings, Private Bath with Soaking Tub and Separate Shower

Designer Features

- 2 ½ in. Window & Door Trim Surround
- 3 ½ in. Baseboards Throughout
- 9 ft. First Floor Ceilings
- Six-Panel Interior Doors Throughout
- Crown Molding in Living Room & Dining Room & Chair Rail in Dining Room
- Full-Size Laundry Room
- Gas Fireplace with Mantle, Slate Surround & Hearth
- Oak Stairs with Oak Treads, Oak Railing, & Painted White Risers and Spindles
- Hardwood Flooring in Foyer, Kitchen, Breakfast Room, Powder Room, & Main Stair Landing
- Two-Story Ceiling in Foyer
- Wall-to-Wall Carpeting in All Rooms, Except Where Specified
- Electronic Smoke Detectors Interconnected on Each Floor

Energy Efficient Design Features

- 50-Gallon Quick-Recovery Gas Water Heater
- Economical 13 SEER Central Air Conditioning
- Comfortable Gas Forced-Air Heating with 90% Efficiency
- Energy Efficient Vinyl Single-Hung Windows with Low E Glass, Screens & Grills that Tilt In
- Insulated Fiberglass Exterior Doors
- R-17 Sidewall & R-30 Ceiling Insulation
- All Garages are Fully Insulated & Drywalled



DELGRIPPO ENTERPRISES

PROUDLY OFFERS THE FOLLOWING:

- OUTSTANDING REPUTATION WITHIN
COMMUNITY
- PERSONALIZED COMMUNICATION
- EASILY ACCESSIBLE
- QUALITY CRAFTSMANSHIP
- RELIABLE STAFF
- BEAUTIFUL RESULTS



FOR MORE INFORMATION:

Century 21 Alliance

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LOUIS MARCHEGIANO

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Exterior Features

- 30-Year *Timberline* GAF Roof Shingles
- *Alside* Williamsport Colonial Beaded Premium Vinyl Siding
- Durable, Seamless Aluminum Gutters, Downspouts, Soffits & Fascias in a Variety of Color Options
- Maintenance Free Stucco & Stone on Selected Models
- Traditional Shutters, Posts & Columns as per Design
- Exterior Lighting Provided in Front & Rear
- Outdoor Electrical Outlets
- Front Door Chime
- Concrete Step & Curved Walkway from Front Door to Driveway
- Two-Coat Asphalt Driveway
- Three-Car Garage on Selected Models

Gourmet Kitchen Features

- Granite Countertops
- Premium *Aristocraft* Cabinetry
- Quality *GE* Appliances: Cooktop, Double-Wall Oven, Multi-Cycle Dishwasher & Microwave
- High Speed Garbage Disposal
- *Moen* Chateau Chrome Kitchen Faucet with Side Spray

Quality Construction Features

- 10 in. Poured Concrete Basement Walls
- Steel I-Beam Construction
- Basement Perimeter Drainage System with Sump Pump
- Egress Window Provided in Basement

Utilities & Improvements

- 200 AMP Underground Electrical Service with Circuit Breaker Panel
- Exterior Exhaust Vent for Dryer
- Pre-Wired for Telephone & Cable at Two Locations
- Public Water & Public Sewer
- Underground Telephone, Cable, Electric & Gas Lines
- Natural Gas