

“THE COVE” LET ME EXPLAIN THE DIFFERENCE

At “THE COVE” a water-oriented community

You are not buying a custom home, you are buying a Lifestyle

In 99% of the communities that you have inspected you are offered:

- ■ Three to four models with different floor plans
- ■ Three to four front elevations to select
- ■ A neighborhood that has been cleared of all trees
- ■ All builder’s floor plans start to look alike
- ■ Minimal or no changes are allowed
- ■ Most communities are overcrowded and pose a traffic problem entering and leaving
- ■ Homes are constructed under a fast production schedule or are prefabricated in a factory

At THE COVE we have a unique situation. Our prime objective in building, as Custom Builders, is to create something different, something that no one else is offering you. Since we build only custom homes and have communities where homes cost \$600,000 to \$1,000,000, and each home is a distinctive style and does not look like the one next door; we are employing that same principal in this community **The homes cost between \$350,000 to \$450,000.**

■ **At the Cove We offer you:**

- ■ A community that will consist of 25 custom homes designed to meet your needs
- ■ Up to fifty (50) floor plans are available
- ■ Suggested interior plans that are flexible and can be changed to meet *your family’s needs*
- ■ Our community is adjacent to Frog Mortar Creek which goes to the Chesapeake Bay. We have negotiated with [CHESAPEAKE YACHTING CENTER](#) Just a ½ mile from us, to make available boat storage or slips, plus water access and the Community Pool, so that everyone buying a home at THE COVE can take full advantage of the services of this facility and the nearby Chesapeake Bay. The use of this facility is at NO COST TO YOU for several years.
- ■ We are one block from a bus line & approximately .6 mile from the MARC train station

- ■ Employment centers In the Baltimore and Washington DC metro Area are very convenient and we are close to major shopping and movies theatres; *LEAVE YOUR CAR AT HOME*
- ■ Our two streets will have limited access, thus avoiding vehicular traffic
- ■ We are maintaining the natural setting with an abundance of trees which will give you privacy from the surrounding area, and act as a noise buffer
- ■ Our homes are constructed using the highest quality of materials
- ■ We *ARE NOT PRODUCTION BUILDERS*, therefore each house is constructed **ONE BOARD AT A TIME**
- ■ A greater Investment Potential is available because **Value** is created when there is a **diversity of housing styles** in a neighborhood.

This is a PRECONSTRUCTION PRESENTATION. Financing is available where a minimum down-payment is required by Lenders, depending on your creditworthiness. The monthly payments are structured according to your ability to pay. Our Financial Counselor is available to help and advise you, should you have a credit problem. He will recommend the best program to meet your needs and goals.

If you will give us 30 minutes of your time to inform you -

how you can buy a new Custom Home

At THE COVE

based upon your needs and your financial profile,

WE CAN HELP YOU ACHIEVE YOUR HOUSING GOALS IN A COMMUNITY

CONVENIENT TO EVERYTHING,

BUT SECLUDED FOR PRIVACY AND QUIET ENJOYMENT.

DO NOT MISS THE CHANCE OF A LIFETIME

AT *THE COVE* YOU HAVE - CONVENIENCE, AFFORDABILITY,

RECREATION AT YOUR FRONT DOOR, AND TRANQUILITY

Location: Woodlawn Ave. & George St. Off of Eastern Blvd.

Next to Benjie's Drive-in

[\(See Map page 4\)](#)

For Information Call 410-879-4242

Email: SR9889@aol.com

Web Address: <http://www.customhomesimplified.com/>



CHESAPEAKE YACHTING CENTER

*This Tremendous Facility Allows You To Enjoy The Bay
And Is Less Than Half a Mile Away*



BECAUSE OF OUR PROXIMITY TO THE CHESAPEAKE BAY, WE STRUCTURED A PROGRAM FOR BUYERS IN "THE COVE" TO HAVE USE OF THE CHESAPEAKE YACHTING CENTER



This program allows our Owners, or whomever they designate, you do not have own a boat to Have use of dry boat, storage with In-&-Out privileges, or a Boat Slip, Whichever they desire.

Also available is a Picnic Area with
a Pool and Hot Tub which is open five months each year,
May 1st to September 30th.



At "THE COVE"
YOU ARE NOT JUST BUYING A HOME
You are buying a leisurely Way-Of-Life at Affordable
prices

At "THE COVE"
YOU HAVE THE BEST OF BOTH WORLDS
You can own a new custom home designed by you
And enjoy a lifestyle available to only a select few.

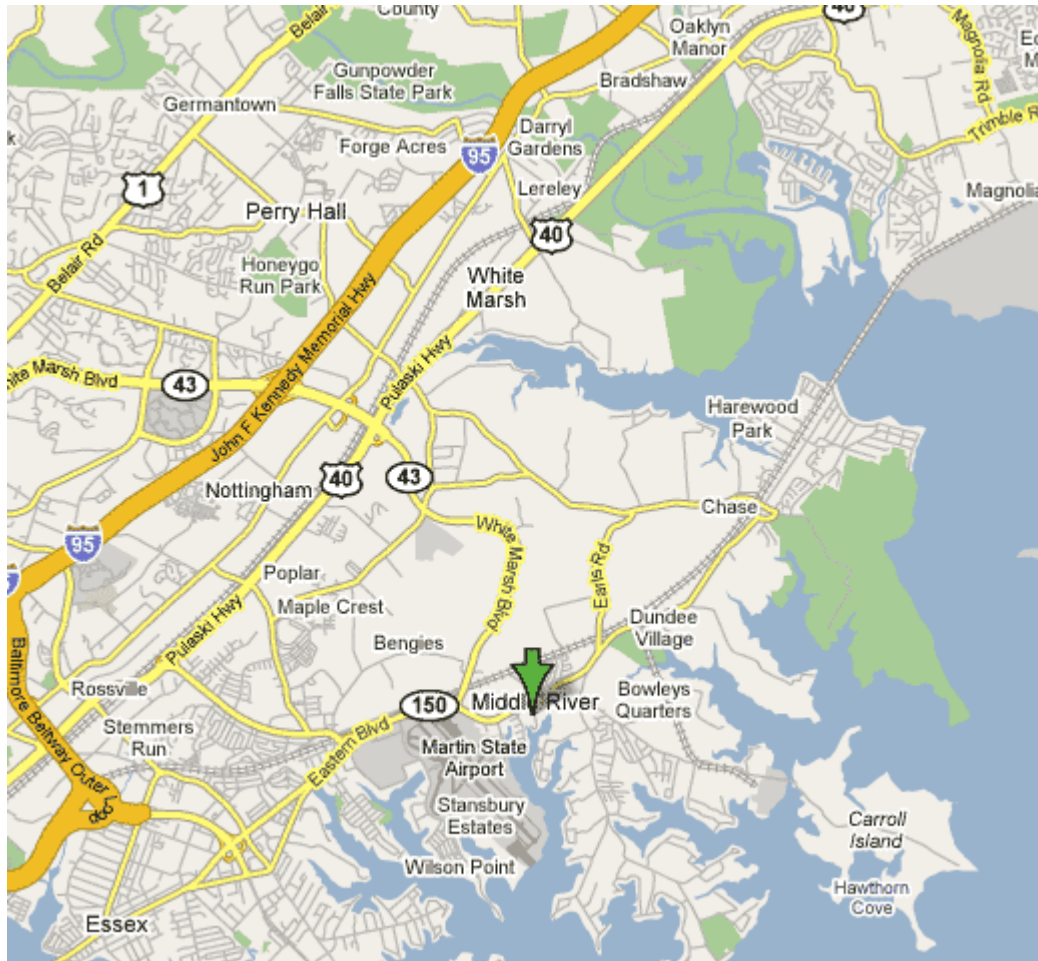
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INTERSTATE VENTURES

Map for "The Cove" George Street, Middle River, 21220



INTERSTATE VENTURES

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