



Drive Time

November 2008

1308 Gabriel Lane

Warwick, PA 18974

215-The-Club (215-843-2582)



So Long - It's Been Good to Know You...

Carol Havelka
Sales Associate

October 31st, 2008 was my last day at Golf Club Estates before retiring. I will certainly miss the home building industry, but I will mostly miss the people. We don't just build houses, we build relationships. I will miss the buyers and their stories. I will miss my partner Rob - his jokes as well as his professionalism. Rob is someone who will work tirelessly to help you. Marie works with each customer as if they were family and Laura with her youthful enthusiasm will be helpful to all. My boss Julia has become my friend and searches every day for new ways to make our homes better and our staff better educated.

I have mostly worked for home builders that were family businesses as is Mignatti Companies. You will find that this is a good thing. Mignatti is local, has a 100 year history, and our main office is only a few miles away. Our construction team is on site every day. This adds a special touch and for many homeowners it becomes a personal journey. Being family owned, the pride of your name is imprinted on every home. Our sales and designs have been rewarded by peers locally and nationally.

To those of you who have bought it has been a privilege to know you. To those of you that have not purchased yet, I can only say do it. You will not be sorry. It has been my privilege to be a part of this team. I've enjoyed the people and it's been a great experience. ■■

First Thursdays Workshop

All the Tools You Need to Sell Your House & Buy a New Home

Golf Club Estates at Heritage Creek is proud to introduce a new workshop to help prospective buyers realize their home-buying dreams. You'll get access to all of the tools that you need to both sell your current house and to buy a new home at Golf Club Estates.

The First Thursdays Workshop will be held on the first Thursday of each month from 4:00 pm - 7:00 pm by appointment only. The first workshop will be held on November 6th.

From mortgage information to current data on home sales in your neighborhood - get all of your questions answered in a convenient, one-stop appointment.

The tools that will be available at First Thursdays include:

- ✓ Design your floor plan with the structural options that you want (finished basement, library, sun-room, etc.)
- ✓ Get pricing on options selections (upgraded kitchens or baths, home theatre systems, upgraded flooring, etc.)
- ✓ Learn about the Mignatti Smart Seller Program
 - We'll help you sell your current house
 - Risk-free program to reserve a Golf Club Estates home
 - Lock in today's prices for 180 days
 - Lock in your home site for 90 days and get right of first refusal for another 90 days
 - Deposit money is fully refunded if your current house does not sell
- ✓ A mortgage consultant will answer your home financing questions
- ✓ Get pre-qualified for a mortgage
- ✓ Get your credit score
- ✓ Access sales data in the Multiple Listing Service
 - See prices that homes in your neighborhood are listing for
 - See prices that homes in your neighborhood are selling for
 - Get comparable sales data without having to commit to a real estate agent

The First Thursdays Workshop is by appointment only. Call 215-The-Club (215-843-2582) to set up your appointment. If you can't make it on November 6th, reserve your space now for the December 4th Workshop. ■■

Happy Thanksgiving

From all of us at Golf Club Estates

This could be your view!

Ask a Sales Associate about our available home sites.

Back to perpetual open space or enjoy a golf course view.



**Quick Delivery Home of the Month
Firestone Bucks County Farmhouse**

- 1st floor master suite
- Walkout basement
- Rough plumbing for basement bath
- Sunroom
- Deck
- Hardwood in foyer, hall, kitchen, breakfast room, powder room, sunroom
- Gourmet kitchen
- Master bath with radiant floor heat
- Double sided fireplace
- Security system
- So much more!



\$864,540
4 bed; 3.5 bath
3,759 sq. ft.
1361 Gabriel Lane; Lot 120
Available in 60-90 days

Sales Center Hours:

Mon 12 pm - 5 pm
Tues, Fri, Sat 10 am - 5 pm
Wed & Thur 10 am - 6 pm
Sun 11 am - 5 pm

From PA Turnpike -

Willow Grove Exit #343 to north on Rt 611. R on Blair Mill Rd. R on Country Line Rd. Next L on York Rd (Rt 263). R on Tulip Rd (1/4 mile past Bristol Rd). L on Gabriel Lane. The Sales Center is in our Firestone Model.

215-The-Club
(215-843-2582)
hcsales@mignatti.com

At Mignatti Companies we've been building quality homes for 100 years. Join us at our Meet the Builder event to find out why we'll still be building quality homes 100 years from now.

Please Join Us
Saturday, November 15th
9:00 am

RSVP to: 215-The-Club (215-843-2582) or to
laura@mignatti.com

Meet our Community Builder, Ray DeVine.

Tour a Golf Club Estates home site that is under construction.

See for yourself why Mignatti Companies has a reputation for quality craftsmanship that solidly points us toward another 100 years.



Striving to Exceed Expectations



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