

# Quick Settlement Home-Builder's Model!



## The Inverness at Lederach Golf Club

885 Clubhouse Drive  
Harleysville, PA 19438

Heritage Homes Group's most inspiring design! This unique home will take your breath away from the minute you walk through the front door. This stunning Heritage home has the quality you would expect from Heritage as well as an architectural design which makes this model home truly unique. Ideally located, the homesite overlooks the 6th hole of Golf Magazine's Top 10 Public Courses, Lederach Golf Club. No HOA Fees!

~ Luxurious 6,211 Square Foot Home  
~ 4 Bedrooms, 3 1/2 Baths  
~ Elegant Gourmet Kitchen  
~ Elevator Providing Access to All Areas of Home

~ Inviting Family Room, Formal Living Room  
and Dining Room  
~ Fully Finished Basement with Media Room  
and Wine Cellar !

\$1,365,000 Base Price + Options  
(\$365,010) Quick Settlement Incentive

**\$999,990 Offered Price**

**Heritage**  
HOMES GROUP

Model Home Hours:  
Monday: 1-5 PM  
Tues-Sun: 10AM-5PM

**HERITAGE**  
at LEDERACH GOLF CLUB

Directions from PA Turnpike: Take to NE Extension (Rt. 476) to Exit 31, Lansdale. Turn right on Sumneytown Pike (Rt. 63). Continue on Sumneytown Pike for 3.7 miles to left on Rt. 113. Continue on Rt. 113 for 2.3 miles. Make a right on Clubhouse Drive and continue to 885 Clubhouse Drive.

**FOR MORE INFORMATION CONTACT PAM ROWE OR JUDY SOENTGEN AT (215) 513-4390**

**www.ChooseHeritage.com**



*This stunning Heritage home features a large number of upgrades including:*

- ~ Oversized Windows*
- ~ Attractive Volume Ceilings*
- ~ Cabinetry*
- ~ Kitchen Appliances*
- ~ Flooring and Lighting*
- ~ Trim and Finishes*
- ~ Landscaping and Exterior Finishes*



*Heritage*  
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