



*"Welcome to Woodland Hills"*



Come join the growing community of Woodland Hills. We are creating an attractive community here in Middletown Borough, with the convenience of small town living and easy access to larger city amenities. Enjoy the satisfaction of owning a quality home built by CB Burkholder Homes.

I built my home with CB Burkholder Homes due to their reputation and quality workmanship. That was the easiest decision by far and the best decision that I could have made. I am completely satisfied with my home and will definitely recommend them for anyone looking for a good experience with building a home. -Jessica

## Woodland Hill's Quality Home Builder!

If you are looking for a builder who constructs affordable, first-rate homes, your wait is over.

CB Burkholder Inc., located at 898 N. State Street in Ephrata, concentrates on quality rather than quantity. The family-owned and operated construction company has been in business since 1960.

Chester Burkholder learned the carpentry trade while working as a young man with his grandfather, Ezra. From this small enterprise developed a company known for its superior quality work as they moved into the new home market. The business was incorporated in 1975 as Chester B. Burkholder Inc. The name was shortened to CB Burkholder Inc. in 2008. Chester, now deceased, passed on this tradition of excellence to his four sons. Roger serves as president and Chester Jr., Gary, and Daryl complete the management team.

CB Burkholder Inc. has over fifty nine years of experience and success to put to work in building a quality, affordable home for you.

Contact us at **717-629-6177**

or on the web at

**[www.cbburkholderhomes.com](http://www.cbburkholderhomes.com)**



# WELCOME TO



**Woodland Hill's location** is one of its greatest assets. Nestled at the edge of Middletown, its residents have the charm of a small-town Main Street in their backyard.



There are many dining and shopping choices here in the capital region. With easy access to Harrisburg, Hershey, Lancaster, York and all of Southcentral Pennsylvania, the cultural, historical, recreational, and entertainment options are limitless.

With its ample open space areas, Woodland Hills will allow you the enjoyment of observing the changing seasons in your backyard retreat, watching the bluebirds come and go, or sharing an iced drink with family or friends on your patio or porch.



Any neighborhood is defined by its residents and Woodland Hill's **residents** are what make it a great community! You will find a friendly, diverse group of homeowners that take pride in their homes and their community.

*From soup to nuts, each stage of the building process went smoothly and according to plan. Our new home turned out beyond our expectations. Purchasing a CB Burkholder home was one of the BEST decisions we've ever made, and we highly recommend them! We love our new home, and couldn't be happier!*

Dan & Kathy



Woodland Hill's exclusive builder, **CB Burkholder Homes**, offers a variety of house styles and floor plans. Whether it is a spacious 3 or 4 bedroom single home with a first-floor owner's suite, an efficient, compact two story townhome or a two bedroom rancher, there is sure to be a home that fits your lifestyle. The stone and vinyl exteriors are varied from home to home to create an aesthetically pleasing streetscape.



The Finch model is a 1½ story home that offers an open great room, and first floor owner's suite.

The elegant Swan boasts an open foyer and loft, two 1st floor bedrooms, a study, and spacious living area. There is much to love about this single home.



The Bluebird townhome features an open living area. This efficient 3B, 2.5 BA home is packed with many desirable features.

Two of the four bedrooms in the Carolina Wren are on the first floor. An open foyer, columns, and a nine foot ceiling in the living room lend an air of elegance to this spectacular single home. ....plus more plans to choose from.



Each CB Burkholder Home is loaded with **included features**. It starts with the foundation and basement where an 8" poured concrete wall provides superior strength. A sump pit and pump are included. Each home has a natural gas, high efficiency furnace. The exterior walls are constructed with 2x6 studs placed 16" on center and wood sheathing for superior strength and insulation. R-49 ceiling insulation, R-21 wall insulation, a Super-seal insulation package, ENERGY STAR rated vinyl windows and doors make this an **energy efficient** home. Vinyl, aluminum, and stone exteriors make your CB Burkholder home very low maintenance.



A two-car garage with an insulated overhead door with windows and electric opener is included in each home. Off-street parking is a breeze with ample driveways.

The wide moldings, oak handrails, arch top raised panel doors, brushed nickel lever latches and hardware give each home a distinctive flair. Maple or oak cabinetry in the kitchen and baths bring **beauty and functionality** to the heart of the home. An electric smooth-top range, microwave, dishwasher, and garbage disposal are all included in the standard appliance package.



While each home is packed with included features, each homeowner can personalize their home by choosing **options** from an extensive option list.