



*"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-built CB Burkholder Home.

*"It has been a pleasure to work with CB Burkholder for the purchase of our new home. We fell in love with the design and amenities of the home offerings and could tell that they were built with extra attention to detail. The whole staff at CB Burkholder was a pleasure to work with to the closing table and beyond."*  
*-Luke & Kristy*

## 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.

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

or on the web at

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



# WELCOME TO



**Woodland Hills' 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 Hills' **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.



Woodland Hills' exclusive builder, **CB Burkholder Homes**, offers a variety of house styles and floor plans. Whether it is a spacious 3, 4 or 5 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.



Each CB Burkholder Home is loaded with **included features**. It starts with the foundation and basement where a poured concrete wall provides superior strength. Each home has a natural gas, high efficiency furnace. A Super-seal insulation package helps make this an **energy efficient** home. Vinyl, aluminum, and stone exteriors make your CB Burkholder home very low maintenance.



An attached 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, brushed nickel lever latches and hardware give each home a distinctive flair. Stylish 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 every home is packed with included features, each homeowner can personalize their home by choosing **options** from an extensive option list. Let CB Burkholder Homes make your dream home a reality.