



Your Neighborhood Realtors

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Hershey's Mill  
estate experts!

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## Our Lifestyle

What puts "Life" in the Hershey's Mill Lifestyle?

The Amenities, the Heritage,  
and the **great people** that call Hershey's Hill "Home"

Hershey's Mill is a gated, adult community located amid the gentle hills of central Chester County, Pennsylvania. Situated on 772 acres of premium land, Hershey's Mill features quality construction, innovative design, a championship 18-hole golf course, a spectacular clubhouse, and a tastefully planned shopping area. Twenty five villages nestle within dramatic vistas of this landscape showplace. Our homeowners form a community of enchanting neighbors who add vitality and spirit to our gracious and relaxed lifestyle.



## Homeowners Associations

Each individual village of Hershey's Mill has its own *Homeowners Association* which establishes budget and assessment schedules to provide for necessary services.

## Security

A true sign of promoting a safe and carefree adult oriented lifestyle is the security operation at Hershey's Mill. Automobile access to the community is controlled by sensor or click card gates and the central security station. Security personnel are on duty 24-hours a day and regularly patrol both the main and village roadways. Homes in all but one village are equipped with two emergency call buttons which are connected by telephone to the central security station. If help is needed, it can be quickly summoned. Smoke detectors have been installed in village homes and these too are connected by telephone to the central security station.

## Homestyles

Our homes feature 1,2, and 3+bedrooms, 2-3+ bath residences with sizes ranging from 1000 to 3200+ square feet (not including finished basements in some). The majority of our homes are all designed for one-floor living. Three of our twenty-five villages offer detached houses. The dwellings in the remaining villages are attractively clustered, attached homes. Seventeen of the villages were built by Wooldridge Construction of PA. Some units feature walk-out finished basements, screened porches, sunrooms, guest lofts, family rooms, one or two car attached garages and golf course, wooded or pond locations. Please view our *current listings*.



## Hershey's Mill Golf Club

The privately owned Hershey's Mill Golf Club is recognized as one of the most beautiful, well maintained courses in the Philadelphia area. This championship course covers an ample 150 acres over rolling terrain.

Golfing members will find a well appointed pro shop and teaching staff, practice range and a putting green. For the non-golfer, house memberships are available. All members are welcome to the recently expanded, refurbished and elegant

clubhouse which sits majestically between the 9th and 18th greens. The 25,000 square foot facility features a variety of rooms for dining, private receptions, meetings and just plain socializing. Restaurants offer comfortable dining, both casual and formal, in front of high plate glass windows with panoramic views of fairways and greens. Dining al fresco is enjoyed in the summertime on the canopied deck above the 18th green. Casual dining can now be enjoyed in the new handsome Grille Room.

## **Village Square Shopping Center**

Hershey's Mill Village Square is an 80,000 square foot shopping center accessible directly from the West Gate of Hershey's Mill. There's no need to go outside the gates or fight traffic. Attractively designed to reflect the Hershey's Mill lifestyle, it contains Genuardi's Supermarket (and Starbucks, PNC Bank, "The Kitchen" dining area within the supermarket), First National Bank of Chester County, Eckerd Drug Store, Parkway Drycleaners, Subway Sandwich Shop, Carvel Ice Cream Shop, dentists, Salon Seven Salon and Wellness Center, and Vanos Pizza and Italian Restaurant.

*Our Amenities* page lists of more of what Hershey's Mill and the *Greater West Chester* offer. Numerous *activities* make for "the good life". Ask your *salesperson* for the current schedule, and enjoy life to the fullest.

### **Hershey's Mill Realty Corp.**

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