



**TIM SCHAEFFER**  
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**Offer Sheet**

*All information is subject to changes in environmental, regulatory, and/or legislative rules. Tim Schaeffer Development Corporation and its affiliates are not responsible for errors or omissions in the information provided. The information presented is believed to be accurate at time of preparation. Information should be confirmed by buyer prior to purchase.*

**Rose Wood  
12 Single Family Home Lots  
Block 2203, Lot 22  
Winslow Township, Camden County**

**Location:** 5.92 acres located on Sicklerville Road between Williamstown Road and Church Road. This subdivision is in the beautiful farm land of Winslow Township with nearby access to the Atlantic City Expressway.

**Zoning:** The property is an existing farm located in the RH (High Density Residential) which permits 12,100 square foot lots. Our Final Plan shows 12 by-right lots with non-Pinelands septic systems and public water.

**Approvals:** Completed final approvals are anticipated by January 2006

- Final plans are anticipated for approval on the October planning Board meeting.
- No wetlands are on the site.
- Phase I is completed and soil testing shows no contamination problems.
- Septic systems are anticipated to be standard units.
- County road approval completed.
- Township sewer application submitted for dry sewer line and TWA endorsement.
- Township water application submitted.
- Camden County Soil Conservation submitted.
- Buyer to pay one-half of rollback taxes.

**Comps**

- A) Homes in the area average base price is \$303,000 per Myers data
- B) Winslow projects in area include:
  - a. Heritage Building Group - Reserve at Wilton's Corner
  - b. Elliott Building Group - Summerbrooke and Renaissance
  - c. Craig Rohner Signature Homes- Concord Springs.