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Imagine

*Your beautiful new custom home
situated on a quiet tree-lined cul-de-sac
named Cottage Brook Lane.*

Mission Statement

The mission of Cottage Brook Lane is to create a charming neighborhood of higher quality homes having a common architectural style. This theme complements developer installed features distinct and uncommon in the local market. Together the architecture of the individual houses and the architecture of neighborhood features create a sense which is respectful of the natural beauty and of the historical elements of the immediate vicinity. The mission's intent is to create a new neighborhood reminiscent of yesteryear. "Built well and done beautifully" should permeate all that is constructed in Cottage Brook Lane both private and common.



Thomas J. Carricato & Sons has been selected as approved builder for having demonstrated competency, capacity, and cost effective high quality, detail focused construction.

www.cottagebrooklane.com



Mission Statement

Directions This special neighborhood is located in the Village of Grantham, Upper Allen Township, Cumberland County, Pennsylvania. Cottage Brook Lane is within the Mechanicsburg School District.

Southbound on US 15 Travel approximately 3.5 miles beyond the PA Turnpike interchange and take the Lisburn Rd. exit. At the light at the bottom of the ramp, turn left onto Lisburn Rd. Follow Lisburn Rd. through the next traffic light and to the stop sign at the top of the hill. Turn right onto Mill Rd. Go straight through stop sign at Grantham Rd. The entrance to Cottage Brook Lane is just ahead on your right.

Northbound on US 15 Travel approximately 4.0 miles beyond the PA 74 North intersection near Dillsburg to the Lisburn Rd. exit. At the bottom of the ramp, turn right onto Lisburn Rd. Follow Lisburn Rd. to the stop sign at the top of the hill. Turn right onto Mill Rd. Go straight through stop sign at Grantham Rd. The entrance to Cottage Brook Lane is just ahead on your right.

For more information or to schedule an appointment to discuss home packages call:



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Where Teamwork, Excellence and  Come Together

The Cottage Brook Lane Neighborhood

Imagine a neighborhood where each home is unique and yet it complements the other to create a feeling reminiscent of yesteryear.

Cottage Style Homes

A Sampling of Recommended Home Styles Starting at low \$700,000.



Cottage Brook Lane is a quaint cul-de-sac neighborhood that offers a warm welcome through its creatively planned and distinctive features.

Every home will be unique. Each will have the imprint of its owner, yet it will complement the other homes. A hallmark of the neighborhood is the recently renovated lovely stone cottage built in 1896. Each new home will be custom built with quality materials by Thomas J. Carricato & Sons, a carefully selected local builder who has a proven reputation for high integrity and superb craftsmanship.

The neighborhood of Cottage Brook Lane has been thoughtfully designed with the desire to create a feeling reminiscent of yesteryear. A beautiful lantern lit stone wall stands at the entrance of the neighborhood to welcome all who come. A winding lane bordered with granite curbing, trees, and matching lamp posts will also add to the charm.

Construction in Cottage Brook Lane will include architectural review. The intent of this review is threefold:

- Protect property values
- Insure the continuity of architecture with neighborhood theme
- Complement the natural and historical beauty of the immediate vicinity

Conveniently nestled in the small village of Grantham, PA, Cottage Brook Lane is surrounded by the natural beauty of the Yellow Breeches Creek and towering trees. Residents of this new neighborhood will undoubtedly enjoy fishing and tubing adventures in the creek and quiet walks along its banks. Cottage Brook Lane is also situated adjacent to Messiah College where top-notch musical performances, cultural events, and sports competitions are only a short walk away.

New homes in Cottage Brook Lane feature exteriors that emphasize brick, stone, clapboard, and side entry garages.

Lot/Home packages starting at low \$700,000.

Lots 2, 4, & 5 have a \$10,000. "creek view/woodside" premium.

Call to request Floor Plan/Specifications

Lot 1	Existing Stone Residence (Inquiries Welcome)		
Area:	60,790.01 SF	Acres:	1.40
Lot 2	Creek View/Woodside		
Area:	20,075.76 SF	Acres:	.46
Lot 3	Creek View/Woodside	Model Home	
Area:	20,057.36 SF	Acres:	.46
Lot 4	Creek View/Woodside		
Area:	20,346.82 SF	Acres:	.47
Lot 5	Creek View/Woodside		
Area:	33,864.58 SF	Acres:	.78

Lot 6			
Area:	24,875.54 SF	Acres:	.57
Lot 7			
Area:	20,345.97 SF	Acres:	.47
Lot 8			
Area:	20,074.70 SF	Acres:	.46
Lot 9			
Area:	20,074.70 SF	Acres:	.46
Lot 10			
Area:	20,074.70 SF	Acres:	.46

