

THE GROWING ATTRACTION OF WORCESTER COUNTY

When I recently drove my visiting brother from Ohio and sister from Connecticut around West Ocean City, they both remarked how surprised they were to see new construction under way. While this is not a scientific survey by any stretch of the imagination, it is empirical evidence nonetheless that the economy might not be so bad here as it is elsewhere.

The Gateway Grand, Ocean City

By Joseph Scott

"West Ocean City is booming as always," according to Kevin Killian of *All States Construction Company, Inc.* All States Construction has been weatherizing Delmarva commercial buildings and residences, including condos, since 1979, and two years ago joined with *MasterJack*, a respected supplier of replacement doors and windows. Together, they have been able to increase service efficiency while maxi-

mizing marketing reach.

They handle all types of siding, concrete repairs and coating, and weather-proof coatings, while installing decks and railings and the like. Windows, doors and patio doors are installed in new construction and as replacements, as are garage doors.

One of the reasons that West Ocean City has been able to resist the downward trend in the housing market is the

variety of real estate products that can be offered in a relatively compact geographic environment. Woods and waters abound, with bay view, marshland and bucolic agricultural settings, coupled with the historic appeal of Berlin and a variety of shopping opportunities.

Much has been written about the luxurious single-family homes and marina townhomes and condos at *Centex's* GlenRiddle community. Now first-time

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Rivendell, Ocean City



GlenRiddle, West Ocean City



The Meridian, Ocean City

homebuyers also can avail themselves of Centex design and construction quality from as little as the \$100s at the value-priced Decatur Farm Towns in Berlin.

At Decatur Farm, two models offer three bedrooms, two-and-a-half baths, two living areas, a one-car garage and more, with configurations of either 1,598 or 1,717 square feet. The community is centered around a clubhouse and pool.

Toll Brothers' Bayside at Ocean City community features villas priced from the \$300s, as well as single-family homes, some 310 in all artfully laid out in a wetland setting overlooking Assateague Island. Bayside at Ocean City features such local touches as a crabbing pier and kayak dock, as well as a community center and indoor and outdoor pools.

No two lots are the same at *Bay Point Plantation*, creatively laid out between Turville Creek and a nature preserve. In addition to a wide variety of sizes, shapes and prices, Bay Point's 33 building lots come with access to a freshwater fishing pond, fishing and crabbing pier and a 25-slip dock.

Ocean Pines has been so carefully developed that it now accommodates some 15,000 year-round residents, a community complemented by an additional 7,500 in the summertime. They enjoy the challenges of an 18-hole Robert Trent Jones golf course and the convenience of two marinas, a beach club, yacht club, tennis complex and countless additional amenities that undergird this expanding community's appeal even in difficult economic times.

Location is what is girding up the still-strong popularity of *Arcadia Village*. Situated on Rt. 113 midway between Berlin and Snow Hill, just west of Ocean City and Assateague Island and east of Salisbury, Arcadia Village is home to young working families employed nearby, retirees, and couples getting started. And it is an appealing vacation destination for folks from Philadelphia, Baltimore, Washington, D.C., and environs. Here, a variety of value-priced models offer new-home appeal with a 10-year builder warranty.

Ocean City is the site of *Southern Builders'* current projects, as this innovative Salisbury developer bucks the downturn trend. "We're not as busy as we were, but we still have a few projects going on," said Southern Builders' Vanessa Jones. "And there is still a lot of commercial work out for bids; we're hoping it will continue." One significant change that Southern is faced with is the fact that there are many more bidders than there had been on commercial projects.

Southern Builders has built everything from health care facilities to hotels, restaurants to corporate offices, as well as educational, institutional, manufacturing and industrial structures.

Like other regional and national developers, Southern continues to find ways to build on the natural appeal of this very appealing corner of the world.

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Search no further than *The Gateway Grand* for your year-round playground. Surrounded by 17 area championship golf courses, the boardwalk, outlets and a great night-life atmosphere, The Gateway Grand is your ideal place to stay. With a stunning list of amenities never before seen along this stretch of coast, The Gateway Grand will quickly become your home away from home. ^W

All States Construction, 302-537-5000,
www.allstatesconst.com

Arcadia Village, 410-213-1107, www.arcadia-village.com

Bay Point Plantation, 11831 Gum Point Rd., Berlin,
410-641-5700, www.baypointplantation.com

Centex's GlenRiddle, 301 Schooner Ln., Berlin, Md.,
866-432-8516, www.centexhomes.com

The Gateway Grand, Two 48th St., 410-723-2455,
www.thegatewaygrand.com

Ocean Pines, 410-641-7717, www.oceanpines.org

Southern Builders, 410-341-3800,
www.southernbuildersinc.com

Toll Brothers, 410-553-0444, www.tollbrothers.com



Ocean Pines