


609-728-6664

**DIRECTIONS:** Rt. 295 to Rt. 42 South. Proceed to Black Horse Pike Exit. Continue approximately 1 mile (through 4 lights) to Johnson Road (at Whitman Diner) on left. Turn left onto Johnson Road and proceed 1.8 miles to Morningside at Mayfair Woods, on the left. Or, take Black Horse Pike to Crosskeys Road. Turn left to Johnson Road. Left to Morningside at Mayfair Woods, on right.







*Tempo Development Group, Inc.* is owned and operated by the Sarshik family. Continuously active in real estate and home building for more than 72 years, the Sarshiks are justly proud of the more than 7,000 homes and apartments they have built throughout Camden and Gloucester Counties, the Shore area, Philadelphia and Princeton.

Harold Sarshik has been known as a "builder's builder" since 1946. A past president of both the local and state Home Builders Leagues, he has lectured and taught at Temple and Rutgers Universities and throughout the nation.

Joyce Sarshik is one of South Jersey's few women homebuilders. Her experience as a construction executive, combined with her background as an artist, brings excellence in architecture and design to every Tempo home.

When you select a home crafted by Tempo Development Group, you are selecting a home built with pride and dedication by professionals for whom homebuilding is a way of life.

---





# Come Home To...

## AN ELEGANT LIFESTYLE

Unique 3 and 4 bedroom floor plans  
2 1/2 baths  
Luxurious master suite  
Basement\*  
Elegant two-story entrance foyer\*

Two-car garage  
Central air-conditioning  
Pre-wired for telephone and cable TV  
Deluxe stained wood railings  
Abundant closet space

Cathedral ceilings\*  
Washer and gas dryer hook-up  
Wall-to-wall carpeting\*  
Vinyl flooring in kitchen, laundry room  
and bathrooms\*

## KITCHENS FOR YOUR ENJOYMENT

Over-sized center-island gourmet  
kitchen  
Large breakfast area

Deluxe Grandview oak cabinetry  
Laminated countertops\*  
Disposal

Whirlpool range, range hood  
and dishwasher  
Large pantry closet

## LUXURIOUS BATHROOMS

Master bath with soaking tub  
and 4' shower\*

Moen single-lever faucets  
Quality Grandview oak vanities

Laminated counter tops\*  
Large linen closet\*

## ENERGY-EFFICIENCY AND QUALITY CONSTRUCTION

Steel beam construction  
150 AMP electric service  
Insulated sliding glass patio door  
Day-Night setback thermostat  
All copper interior water lines

3/4" sub-flooring, glued and screwed  
Energy-saving gas heating and cooking  
Energy-efficient 40-gallon gas hot  
water heater  
Insulated steel entry doors

Vinyl windows with double-pane  
insulation and screens  
Energy sealant system to limit air  
infiltration  
10-year homeowner warranty program

## OUTSIDE YOUR HOME

Beautiful wooded homesites\*  
Custom designed elevations

Self-sealing fiberglass roof shingles\*  
Concrete walkway and sidewalk

Front and rear hose bibs  
Maintenance-free vinyl siding\*

## IN YOUR COMMUNITY

Public water and sewer  
Public street lighting

Underground utilities  
Mayfair Woods Recreation Area

Excellent Gloucester Township  
school system

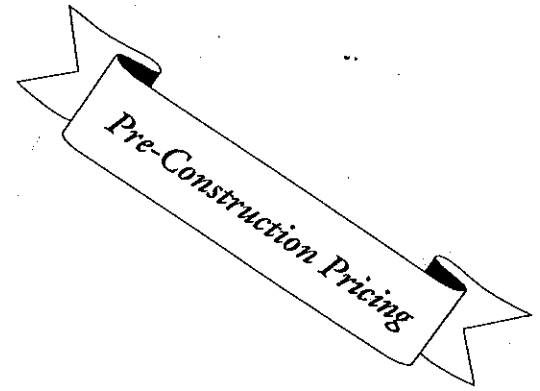
\* Features may vary on specific models  
\* Choice of designer colors available  
\* Where available



TEMPO DEVELOPMENT GROUP, INC.

(609) 728-6664





**MEADOWLARK SERIES**

Distinctive angled staircase, oversized family room with cathedral ceiling, island kitchen with separate eating area, elegant Master Suite, and optional Bonus Room are a few of the features of this 3 bedroom, 2 1/2 bath home with basement and air-conditioning.

CLASSIC .....	\$144,900
COUNTRY .....	\$147,500
TRADITIONAL .....	\$144,900

*(shown with optional Bonus Room)*

**WILDFLOWER SERIES**

Dramatic two-story foyer, island kitchen, double-door Master Suite with soaking tub and enormous optional Bonus Room, highlight this 4 bedroom, 2 1/2 bath home with basement and air-conditioning.

CLASSIC .....	\$149,900
TRADITIONAL .....	\$150,500
COUNTRY .....	\$152,900
GEORGIAN .....	\$152,900

*(shown with optional Bonus Room)*

**SUNDANCE SERIES**

Spectacular two-story foyer, luxury front and back stairway, large gourmet kitchen with island, opulent Master Suite boasting double walk-in closet: only the beginning in this 4 bedroom, 2 1/2 bath home with basement and air-conditioning.

CLASSIC .....	\$156,900
COUNTRY .....	\$159,400
ESTATE .....	\$164,900

**SIERRA SERIES**

Majestic two-story entrance, fabulous front and back staircase, soaring cathedral ceiling in living room, private library, magnificent Master Suite with angled soaking tub hint at the many other exciting features of this 4 bedroom, 2 1/2 bath home with basement and air-conditioning.

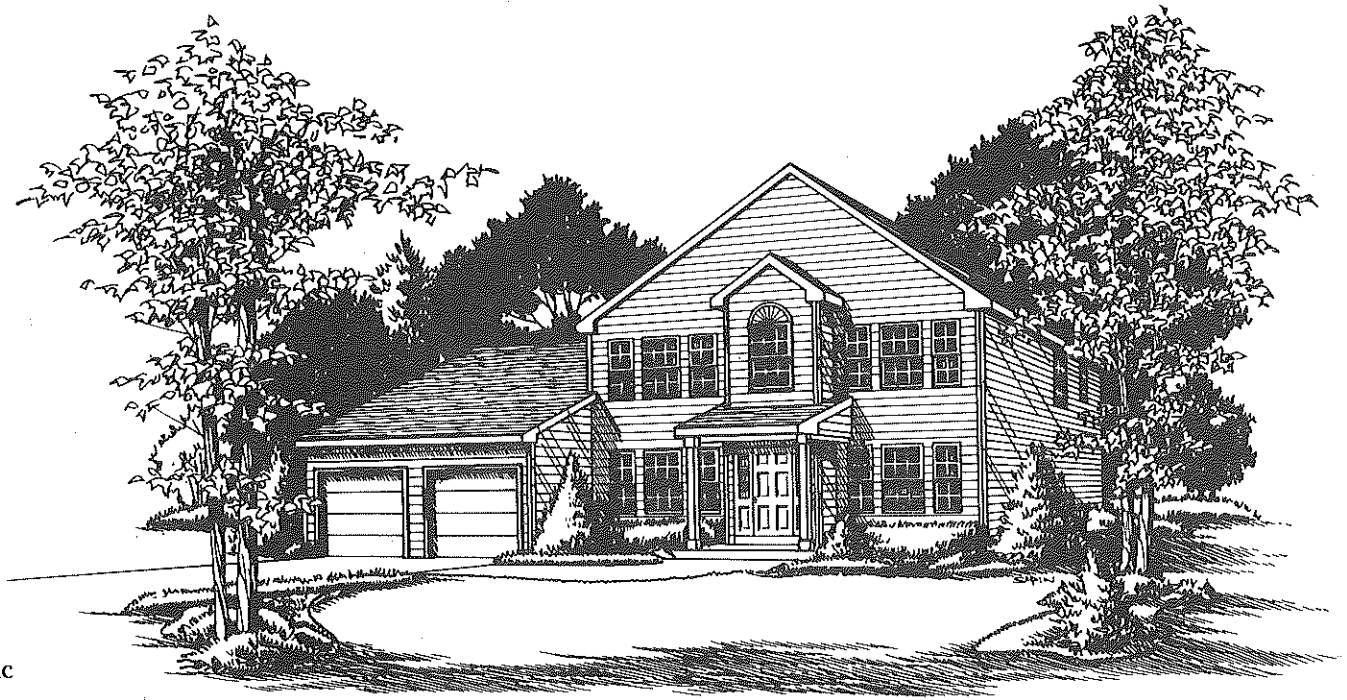
MANOR .....	\$159,900
COUNTRY .....	\$163,500
ESTATE .....	\$166,500

Prices subject to change without notice. Subject to errors and omissions.  
1/1/95



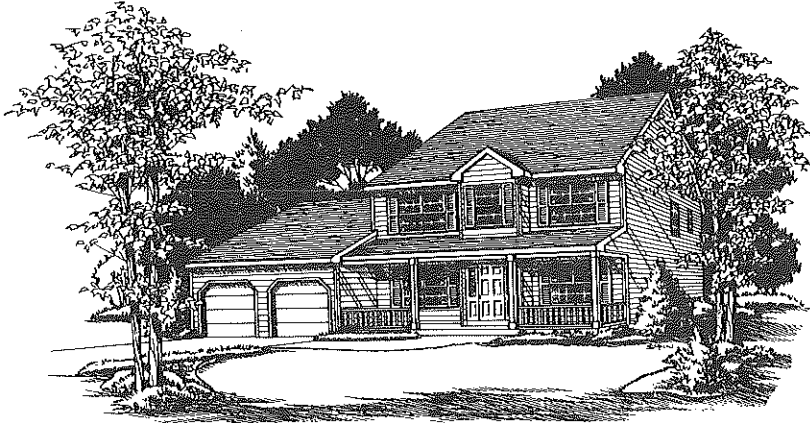


# MEADOWLARK

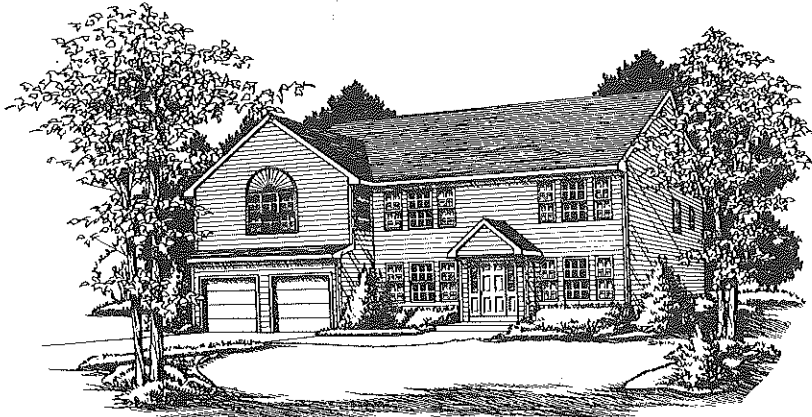


Classic

Country



Traditional shown with optional bonus room



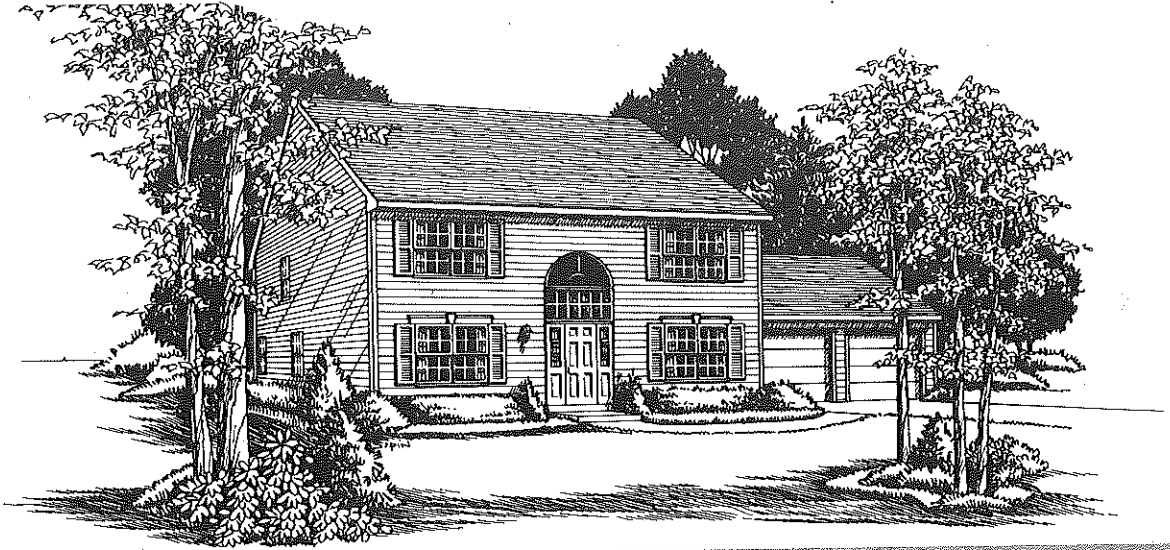
The classic lines of the Meadowlark's exterior, with its covered porch and ample windows, make this a warm and inviting home. Enter the spacious foyer where an unusual angled stairway is the focal point. Continue into your large kitchen, where you will find a center island, menu desk and pantry. The spacious breakfast nook and large family room with cathedral ceiling are perfect for informal dining and activities with family and friends. The living room and dining room provide abundant space for entertaining.

Upstairs the grand master suite, with huge walk-in closet and private bath, offers a cozy retreat with a separate area for exercising or relaxing. Add a large bonus room and use it as you will—as a playroom, office, studio or bedroom #4.

Classic style and elegance ensure that the Meadowlark is a home to be enjoyed for years to come.



# WILDFLOWER



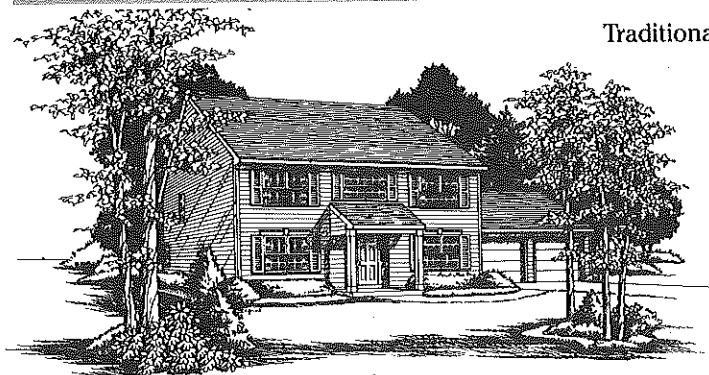
Classic



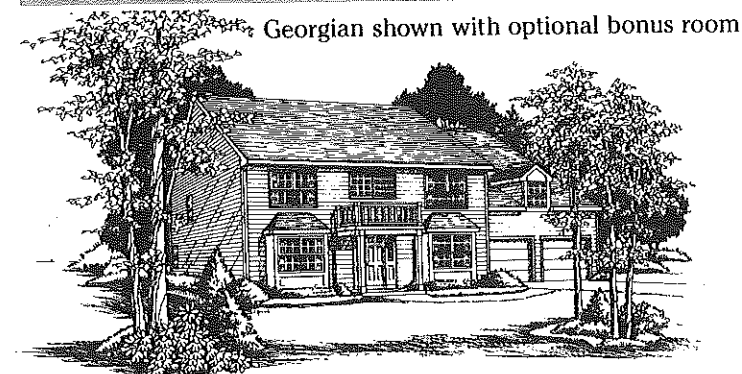
Country



*Morningside*  
*at Mayfair Woods*



Traditional



Georgian shown with optional bonus room

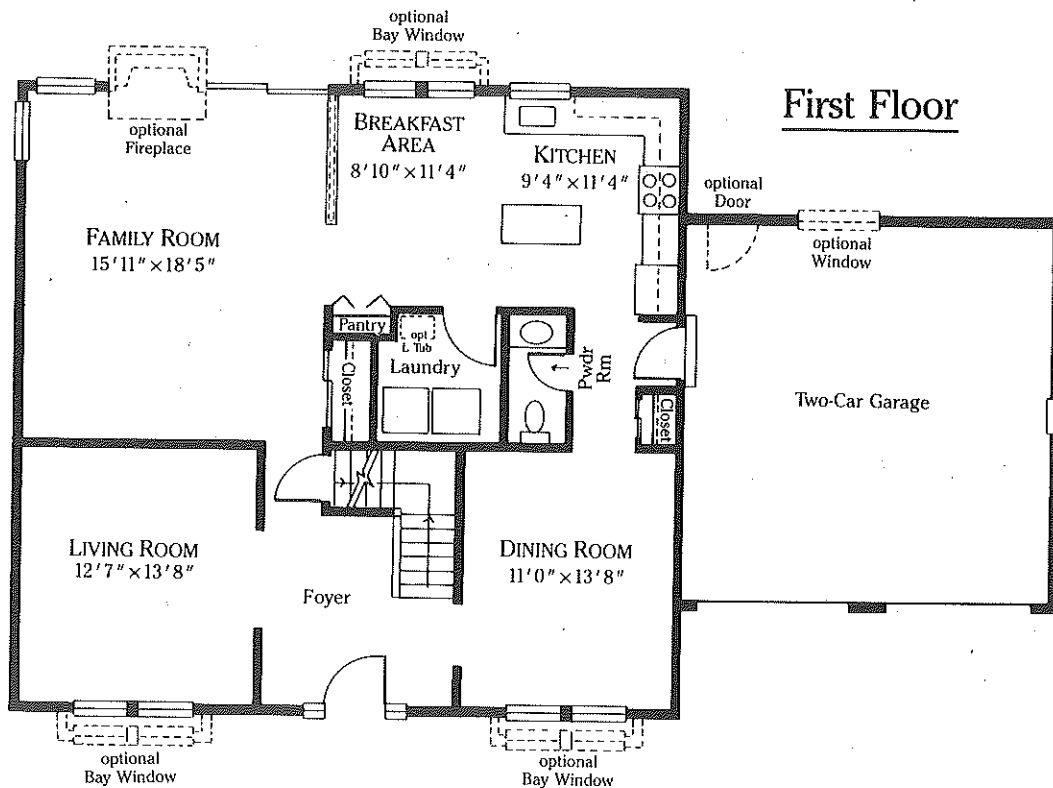
The charming exterior of the Wildflower invites you to open the door and enter a sunny and skyhigh two-story foyer. The formal living room and dining room on either side of the center hallway are perfect for entertaining and holiday get-togethers. At the rear of the home, you will find a gourmet kitchen with center work island, spacious pantry and sunlit breakfast area. The adjacent family room makes this part of your home ideal for informal gatherings.

Upstairs, double doors open to the elegant master suite with its private bath, featuring a luxurious soaking tub and separate 4-foot shower. You'll appreciate the walk-in closet in this comfortable retreat. Three additional oversized bedrooms and a second full bath round out the second floor. A huge bonus room is available to enhance your enjoyment of this well designed home.

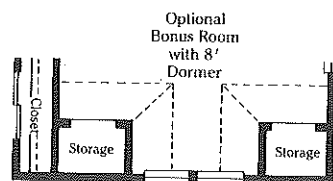
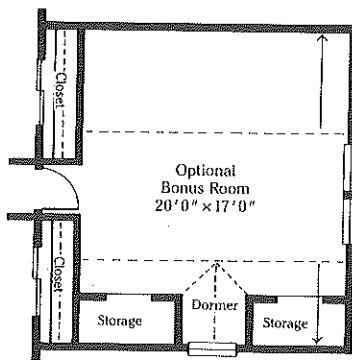
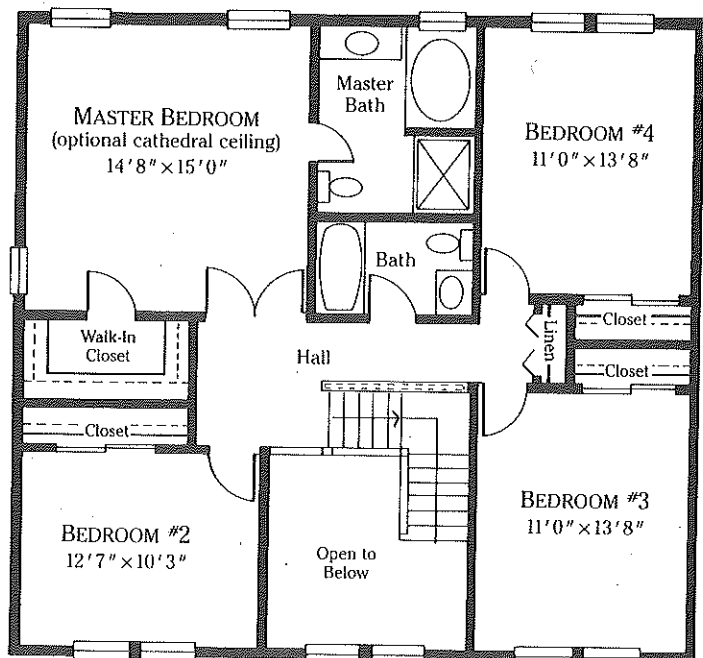
The Wildflower is the perfect combination of luxury and practicality for today's lifestyle.

# WILDFLOWER

## First Floor



## Second Floor

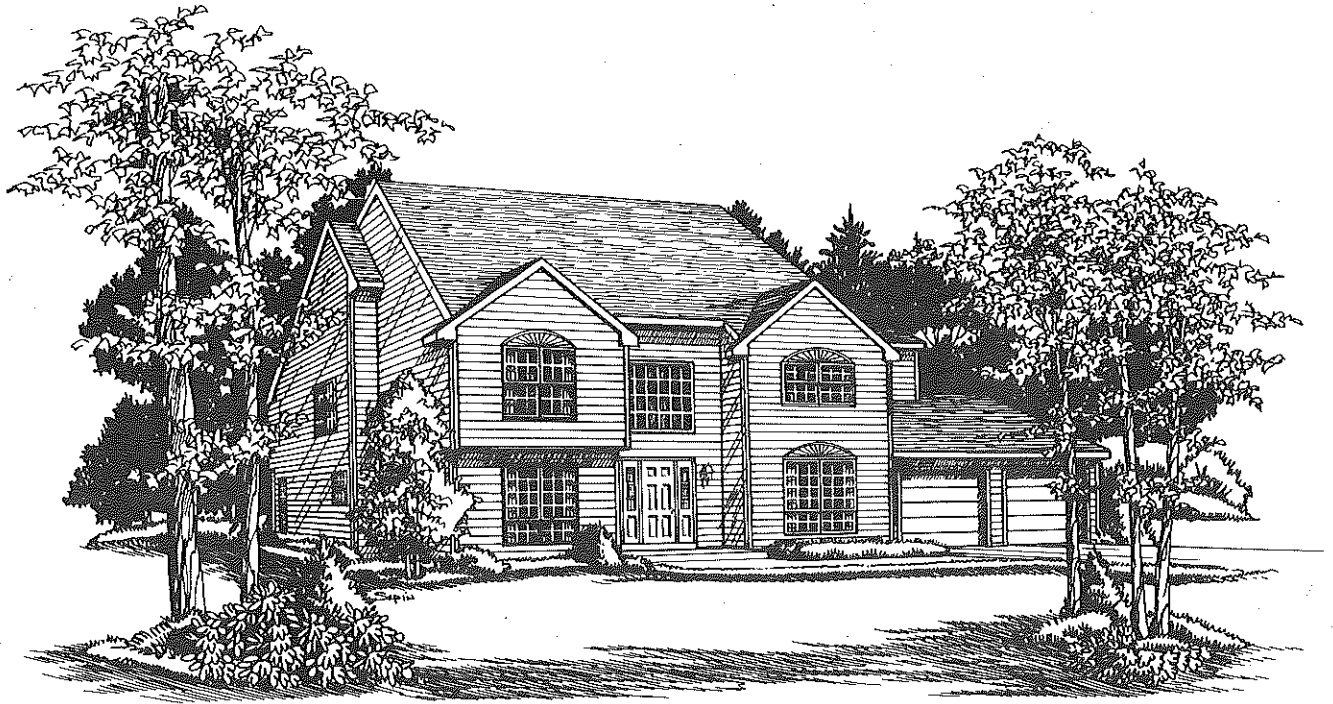


### Square Footage

Living Area	2204 sq. ft.
Garage	405 sq. ft.
Basement + Crawl Space	1155 sq. ft.
Optional Bonus Rm.	405 sq. ft.
<b>Total</b>	<b>4169 sq. ft.</b>

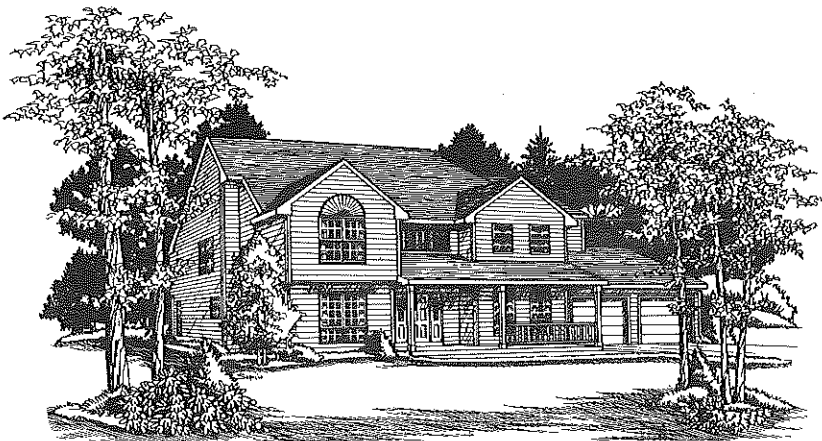
The information presented here is subject to change, error and omission. Dimensions are approximate and subject to field variation.

# SUNDANCE

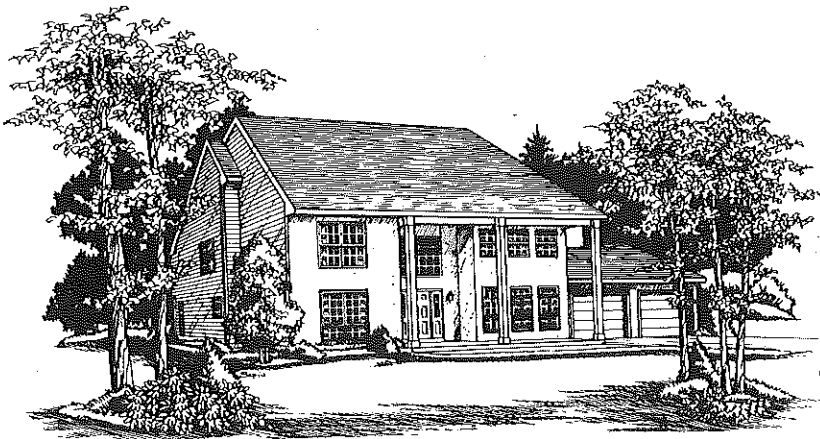


Classic

Country



Estate



The distinctive Sundance was designed with comfortable living in mind. From an elegant, easy-care exterior, to a dramatic interior, this home has it all!

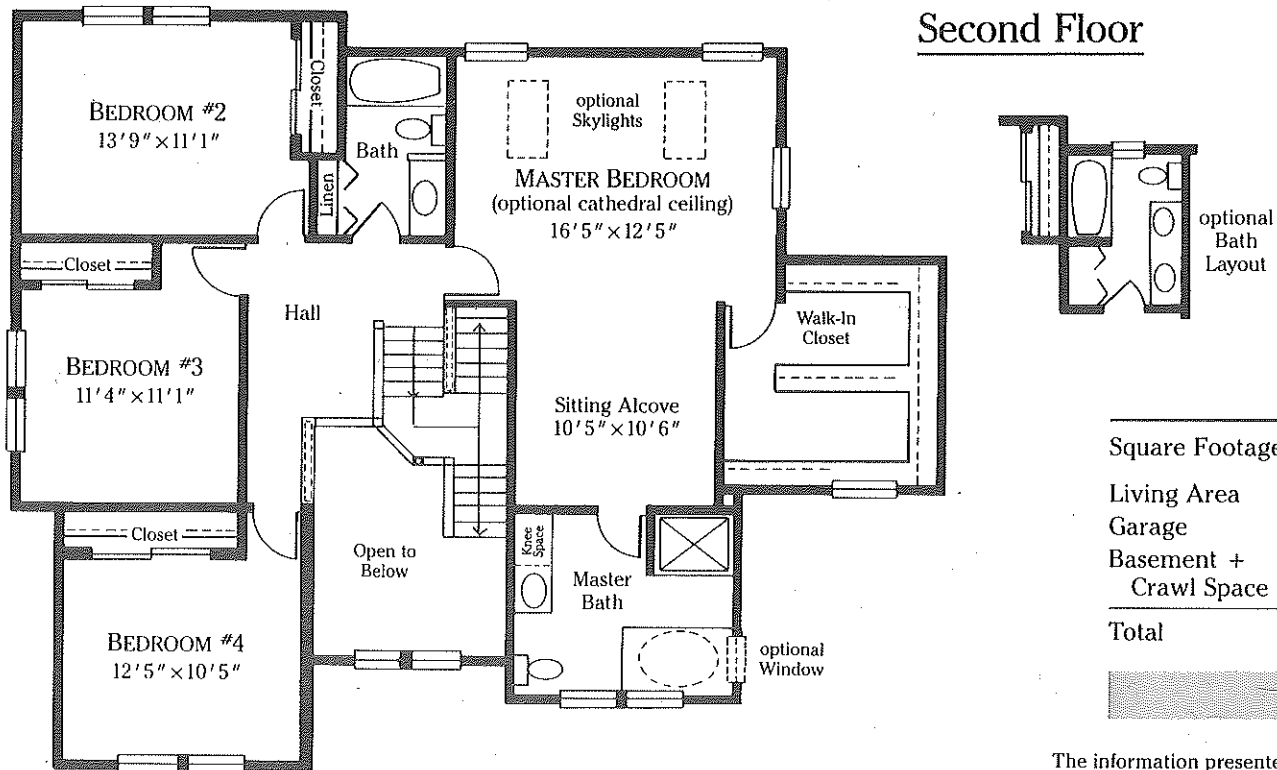
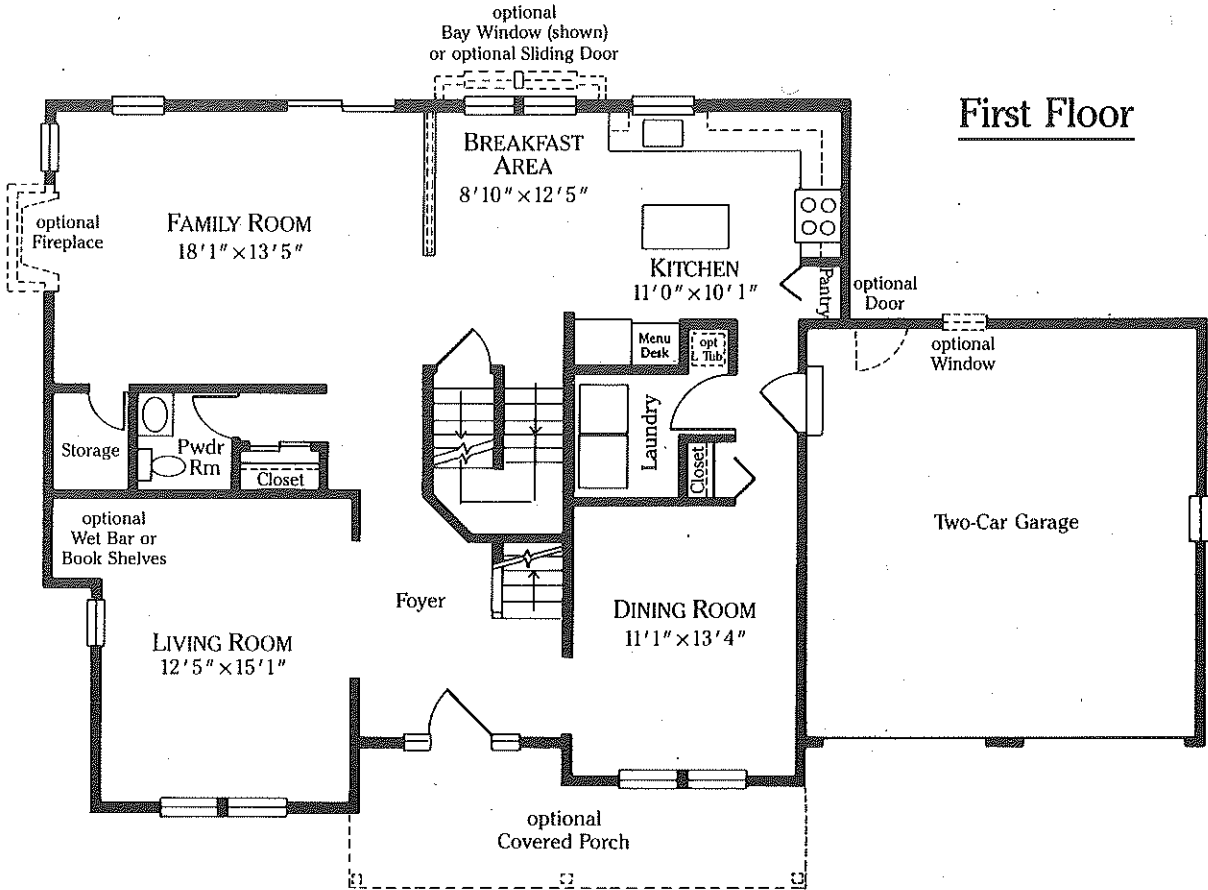
A soaring two-story, center hall foyer separates a formal living room and dining room where you can welcome and entertain your guests in style. Ahead you see the exciting feature that sets this home apart—the double stairway—providing you the luxury of reaching the second floor from both formal and casual areas.

Designed for convenience in today's busy lifestyle, the center island kitchen includes a bright breakfast area, large pantry and menu desk. You'll find a dozen uses for the large storage closet in the adjacent family room!

Highlighting the four bedrooms upstairs, is the magnificent master suite. Its amenities include a large area to be used for seating, office or exercising, and a luxurious bathroom with a soaking tub and separate shower. A closet-lover's dream is the room-size, walk-in closet that easily accommodates a wardrobe for two.

The Sundance is waiting for you!

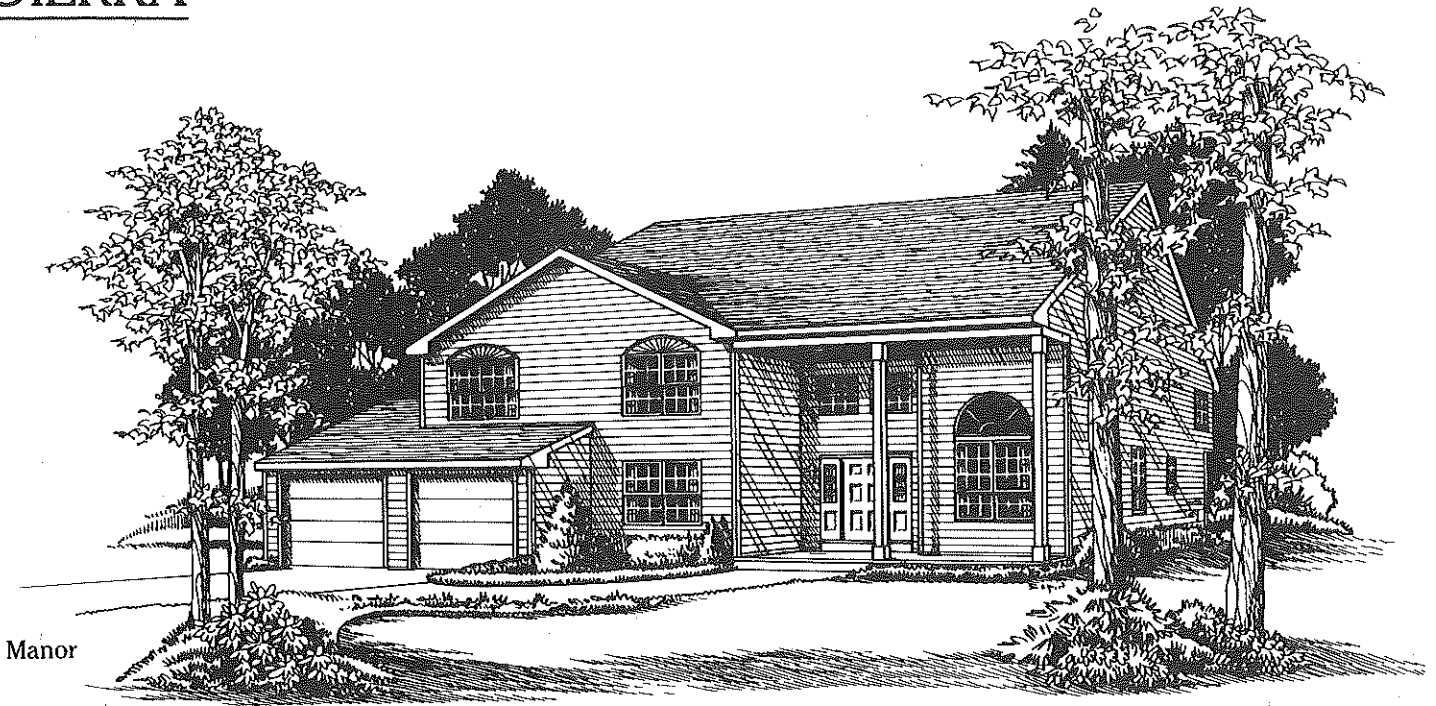
# SUNDANCE



Square Footage	
Living Area	2458 sq. ft.
Garage	412 sq. ft.
Basement + Crawl Space	1210 sq. ft.
<b>Total</b>	<b>4080 sq. ft.</b>

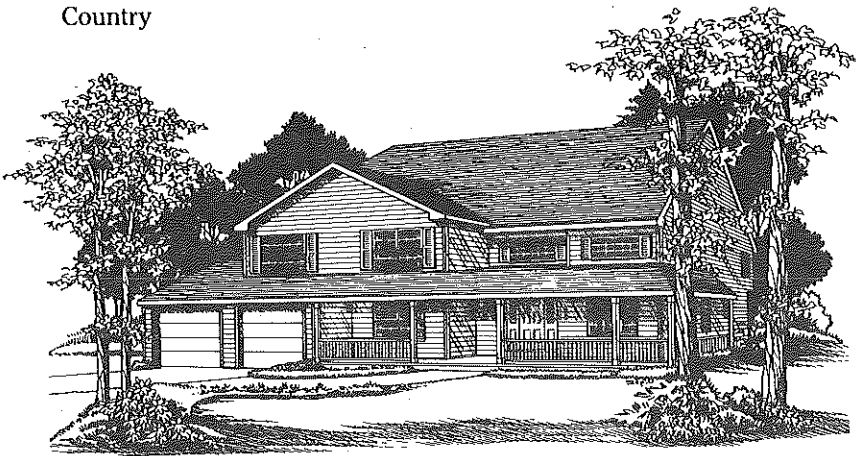
The information presented here is subject to change, error and omission. Dimensions are approximate and subject to field variation.

# SIERRA

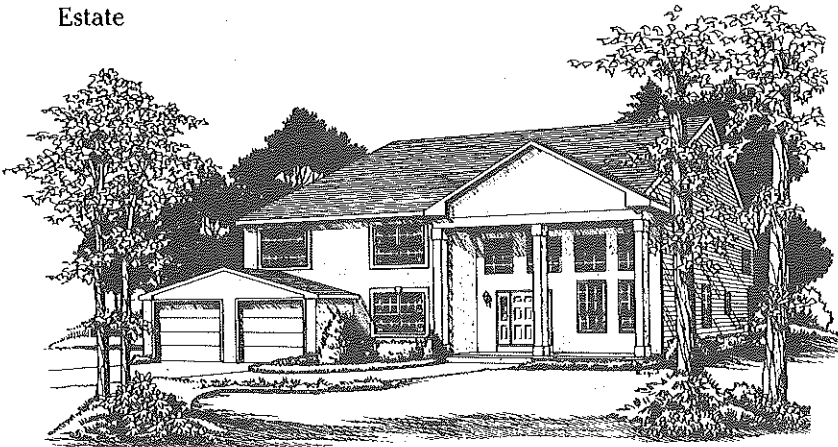


Manor

Country



Estate



A grand covered entrance bids you welcome to this stately home. Beyond the elegant two-story foyer is a dramatic living room with cathedral ceiling, clerestory windows and abundant light. Across the center hall, a formal dining room provides the space you need for special entertaining.

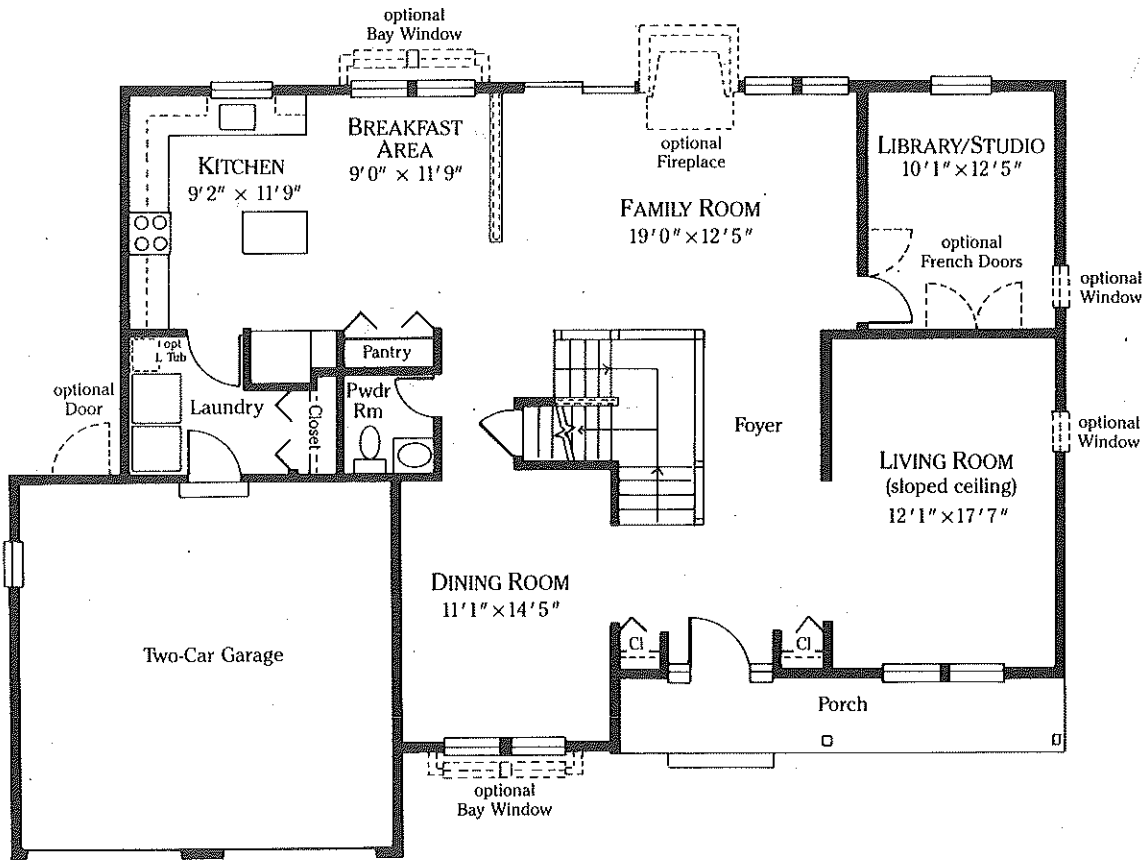
The unique double staircase, hallmark of a quality home, allows access to the second floor from all areas of your home.

The sunny kitchen, with its center island, huge pantry, menu desk and comfortable breakfast area, leads into the oversize family room. Then step into your private library/office, which can be set apart from both the family room and living room by optional French doors.

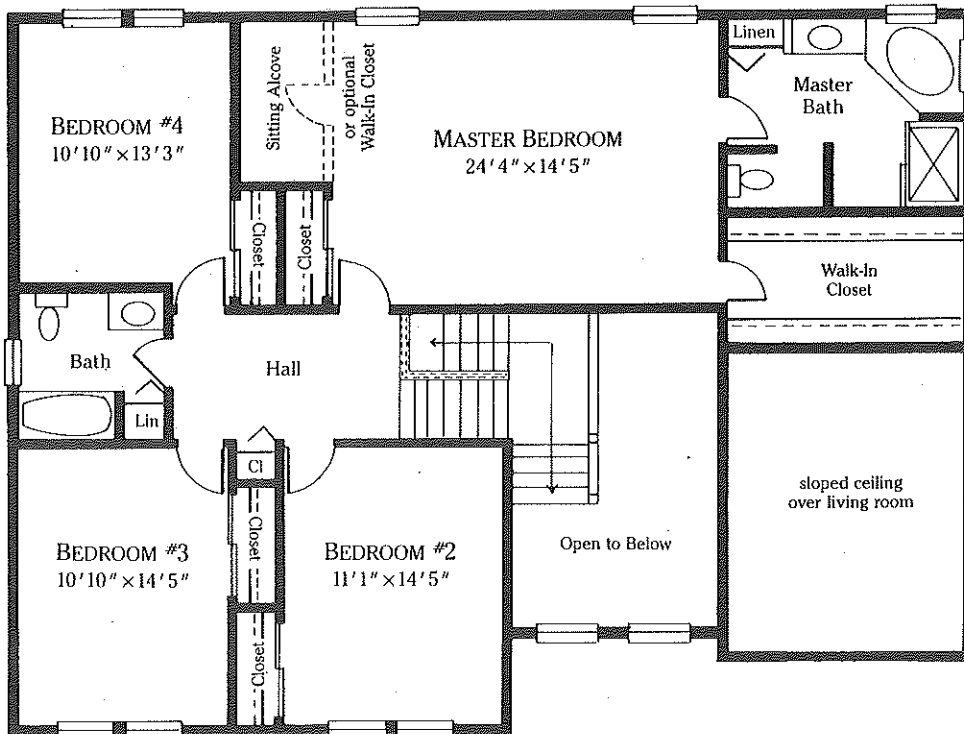
Upstairs, your master suite has elegance at every turn. The huge sleeping area with sitting alcove includes two closets . . . one an enormous walk-in. In the sumptuous master bath, windows surround an angled soaking tub. There is also a separate four foot shower. Three additional oversized bedrooms and a full bath with linen closet, complete the second floor.

The Sierra is the home of your dreams—and it can be yours today!

# SIERRA



## First Floor



## Second Floor

### Square Footage

Living Area	2619 sq. ft.
Garage	413 sq. ft.
Basement + Crawl Space	1362 sq. ft.
<b>Total</b>	<b>4394 sq. ft.</b>

The information presented here is subject to change, error and omission. Dimensions are approximate and subject to field variation.



# MORNINGSIDE AT MAYFAIR WOODS

## Broker Cooperative Guidelines

We are always pleased at MORNINGSIDE AT MAYFAIR WOODS to welcome our area real estate agents and their prospective purchasers.

Please review the following guidelines pertaining to our cooperative commission policy.

1. Commissions will be awarded based on the contracted sales price. Upgrades and items paid for after the contract of sale is executed, are not eligible for commission payment.
2. All customers/clients must be registered in writing prior to, or at the time of, their initial visit. We will not accept your business card, or name and company, from the prospective customer/client as a method of registration.
3. Your customer/client, when properly registered, is considered your exclusive referral for forty-five days. The prospective purchaser must execute an agreement of sale within that forty-five day period. Your commission payment will be based on the percentage we were offering at the time of registration. At the end of the forty-five day period, you may extend your registration for an additional forty-five days. This must be done in writing, on or before the original expiration date. The commission, if any, will be based on the commission we are offering at the time of the renewal of registration.
4. Our present co-op commission is \_\_\_\_\_% .
5. Commissions will be paid only if and when a closing takes place.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agency

\_\_\_\_\_  
Agency Address

\_\_\_\_\_  
Name(s) of Prospective Buyer(s)

\_\_\_\_\_  
Current Address of Prospective Buyer

by: \_\_\_\_\_

\_\_\_\_\_ Date

Tempo Development Group, Inc.

Thank you. We look forward to a mutually successful relationship.

Tempo Development Group, Inc.  
300 W. Somerdale Rd., Suite D  
Voorhees, NJ 08043

Ph. (609)728-6664  
Fax (609)429-3450

