



PRICE SHEET & LOT AVAILABILITY

The Enclave at Fortuna

A limited collection of custom-built homes on half-acre-plus lots in Hatfield, Montgomery County. Three architectural floor plans. Nine homesites. One local Realtor.

HOMES

9 lots

STARTING FROM

\$899,000

SQUARE FEET

~2,400–3,150

LOCATION

Hatfield, PA

Prepared by William Eagles · Howard Hanna Real Estate · (215) 740-2856

SECTION 01

The lots.

Nine homesites arranged around a private street. Choose your lot, then choose your model.



LOT	SIZE (SQFT)	STATUS	MODEL / NOTES
1	28,836	Not for sale	Reserved
2	22,200	Available	Any of 3 models
3	20,817	Available	Any of 3 models
4	24,119	Available	Any of 3 models
5	37,407	Available — on MLS	Dickerson · 221 Fortuna Dr
6	—	Sold	Built
7	—	Available	Any of 3 models
8	—	Available	Built as Lenape
9	—	Available	Any of 3 models

MODEL 01



FORTUNA DRIVE
Front Elevation



Front elevation · Interiors from the completed Dickerson at 221 Fortuna Drive, currently on MLS

The Dickerson

4 bed · 3.5 bath · ~3,150 sqft (est.)

STARTING AT

\$1,049,000

FEATURES

- 16'0" × 17'0" great room open to kitchen & breakfast
- First-floor flex room — home office, study, or fifth bedroom
- Primary suite with dual walk-in closets and 15'11" × 16'10" bath
- Two-car garage (23'0" × 24'5") with mud room entry
- Full basement with expansion potential

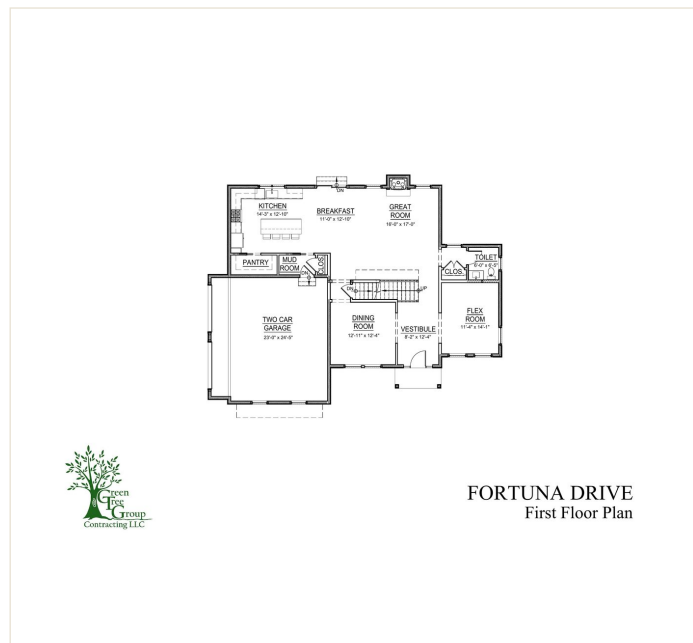
Square footage and dimensions are estimates. Final price varies with lot pairing, elevation choices, and buyer customization. Contact William Eagles to walk through options.

MODEL 01 · FLOOR PLANS

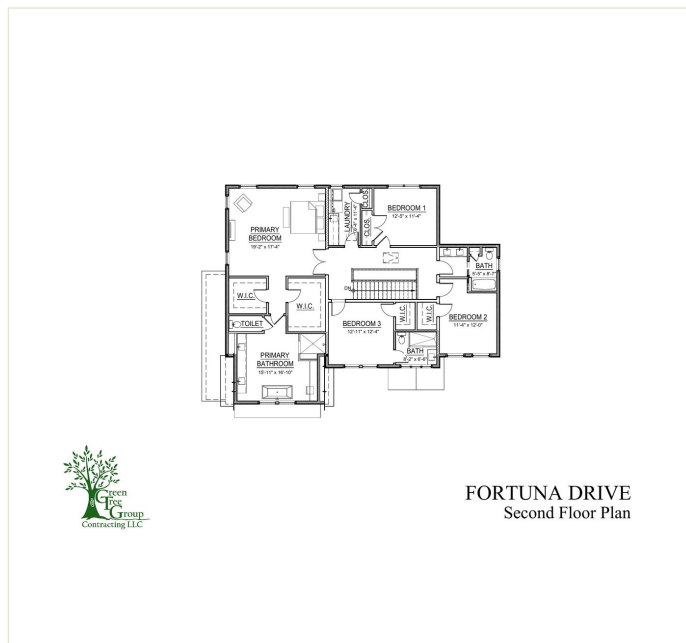
The Dickerson

First floor, second floor, basement, and front elevation.

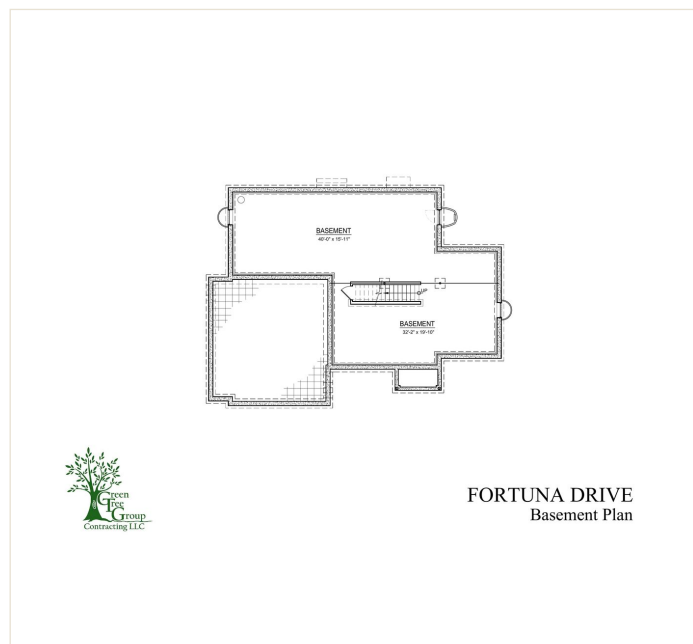
FIRST FLOOR



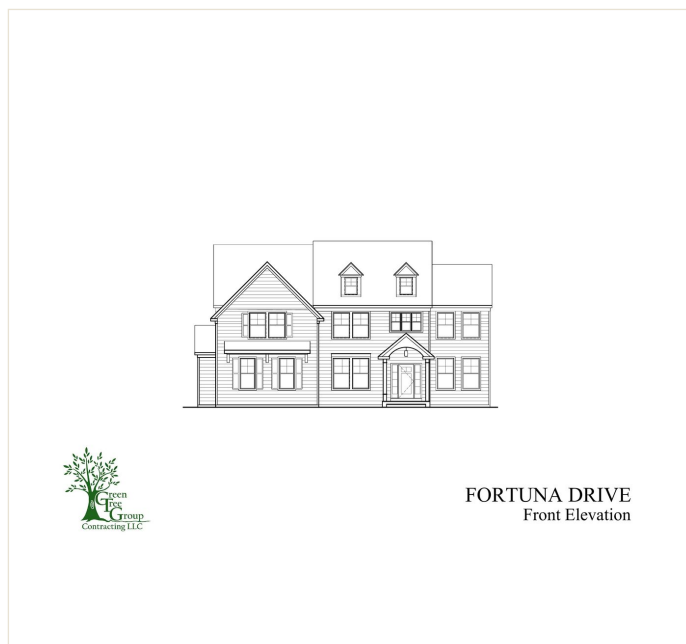
SECOND FLOOR



BASEMENT

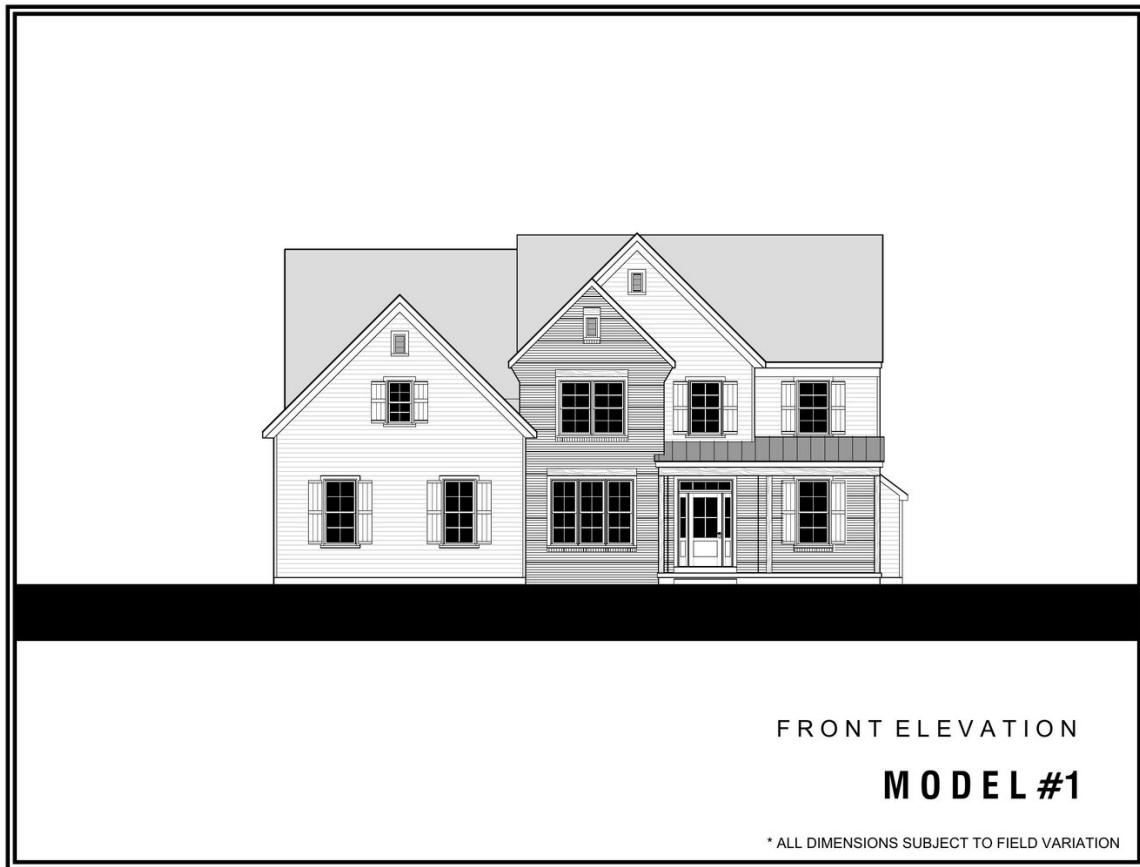


FRONT ELEVATION



Drawings courtesy of Green Tree Group Contracting. Dimensions and layouts are conceptual; final plans may vary with buyer selections and lot conditions. Contact William Eagles for a full-scale PDF of the model of your choice.

MODEL 02



Front elevation rendering · Interior photography coming soon

The Lenape

4 bed · 2.5 bath · ~2,825 sqft (est.)

STARTING AT

\$975,000

FEATURES

- 19'0" × 16'3" great room with two-story option
- Dedicated first-floor study (12'9" × 11'0")
- Primary suite (16'6" × 15'0") with optional wardrobe room
- Optional rear deck off breakfast
- Choice of gable or hip roof front elevation

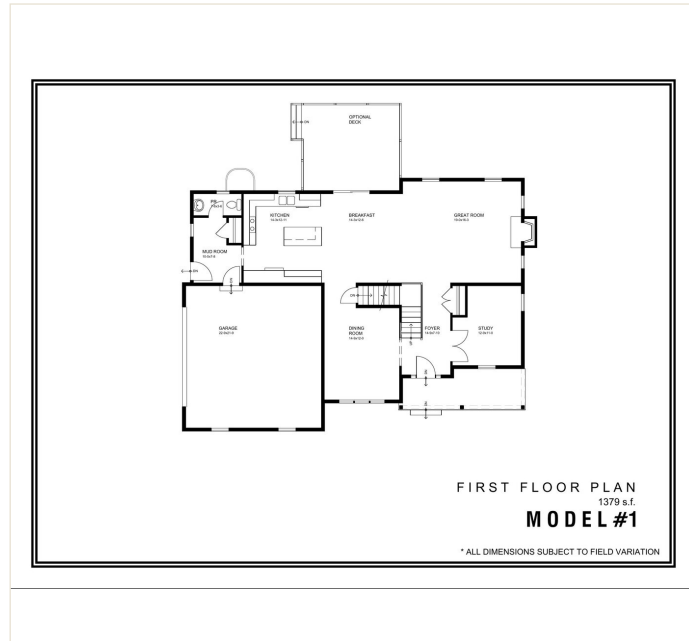
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MODEL 02 · FLOOR PLANS

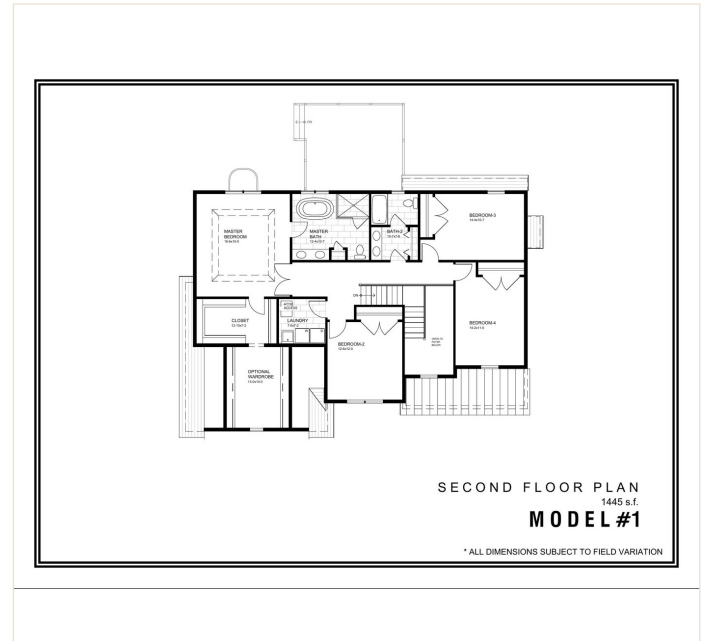
The Lenape

First floor, second floor, basement, and front elevation.

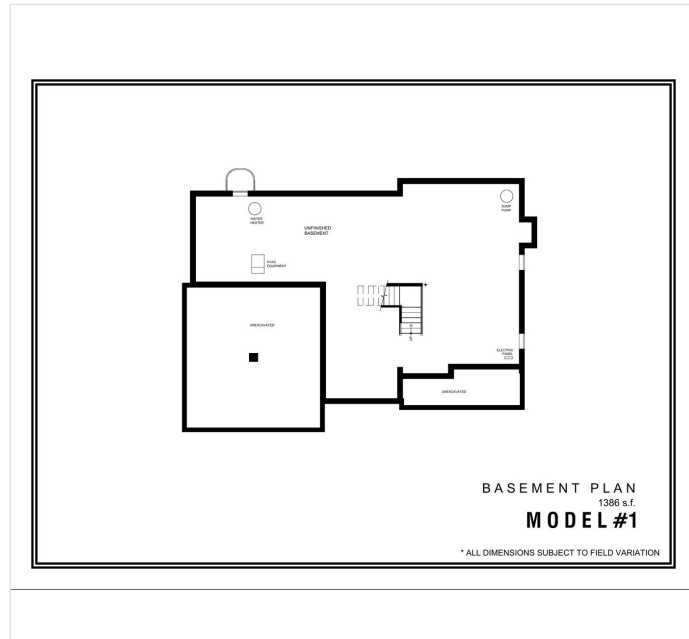
FIRST FLOOR



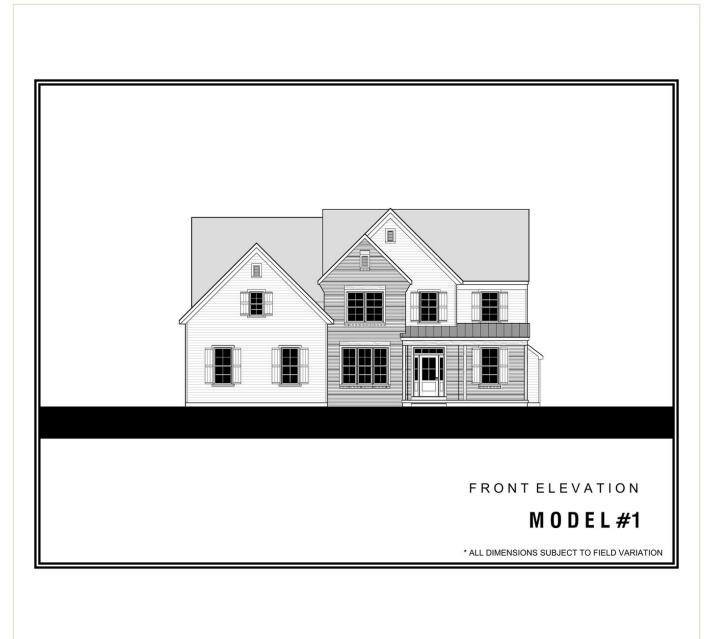
SECOND FLOOR



BASEMENT



FRONT ELEVATION



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MODEL 03



Worthington Model

SHEEHAN COURT
Front Elevation



Front elevation · Interiors from a completed Worthington model at Sheehan Court

The Worthington

4 bed · 2.5 bath · ~2,400 sqft (est.)

STARTING AT

\$899,000

FEATURES

- Separate living room (13'9" × 10'4") and family room (17'8" × 14'2")
- Optional family-room fireplace
- Primary suite with walk-in closet and optional tray ceiling
- 24'0" × 24'0" two-car garage with covered front porch
- Mud room off garage entry

Square footage and dimensions are estimates. Final price varies with lot pairing, elevation choices, and buyer customization. Contact William Eagles to walk through options.

MODEL 03 · FLOOR PLANS

The Worthington

First floor, second floor, basement, and front elevation.

FIRST FLOOR



SECOND FLOOR



BASEMENT



FRONT ELEVATION



Drawings courtesy of Green Tree Group Contracting. Dimensions and layouts are conceptual; final plans may vary with buyer selections and lot conditions. Contact William Eagles for a full-scale PDF of the model of your choice.

SECTION 05

Let's talk.

Every home at The Enclave at Fortuna is a custom build. That means your lot pairing, elevation choices, kitchen finish, and upgrade selections all shape the final price. The numbers on the previous pages are starting points — real budgets get built in a 20-minute conversation.

The best next step is a walkthrough of the site. I'll meet you at the property, show you which lots are available today, and walk through what a build on that lot actually looks like — timeline, budget range, and what customization options we've seen buyers choose.

YOUR REALTOR

William Eagles

Realtor · New Construction & Land
Howard Hanna Real Estate

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williameagles.com/enclave-at-fortuna.html

NEXT STEPS

- 01 **Reply or call**
Text (215) 740-2856 with the model or lot you're most interested in.
- 02 **Site walkthrough**
I meet you at the property (~30 min) — no pressure, no pitch.
- 03 **Custom quote**
We finalize lot + model + upgrades and get you a real number.