





HISTORY

Wesley Works Properties is proud to redevelop the 500 block of North Street, Emmaus. This 3 acre site was first developed in 1919 with the construction of the Tremont Silk Mill in the north west corner of the property, surrounded by N 6th St, North St and N Moyer St, which divided the block. In the lead up to WWII, Widder Brothers Silk Mill purchased the existing building and expanded it to just over 57,000 sqft.

The mill produced silk for parachutes and cartridge bags for the war efforts. During the expansion, N Moyer St was closed in this block. A water tower was also added at 117 N 6th St and 2 green houses, unrelated to the mill were added near the eastern most property line. The site employed hundreds of Emmaus residents who proudly worked there during its time.

As demand for the silk mill declined, the business closed, briefly reopened as the Cumberland Silk Mill and then closed again. In 1978, the vacant building was bought by Rodale Inc, at the time, a rapidly growing publishing company dedicated to all around healthy living.



HISTORY

Continued

The building was substantially renovated, and, among other publications, became home to Runner's World, Bicycling Magazine and Men's Health. The renovated site featured unique architecture, creative use of light, open floor plans and the company gym. Rodale later adapted the building to function as its main photography and video recording studio. Like the silk mill, 554 North St, or "North St" as most Rodalians called it, proudly employed hundreds of Emmaus residents.

Rodale Inc was later purchased by Hearst Publishing in New York City and the Rodale Family sold its remaining buildings in town. The site was purchased by Wesley Works Properties in late 2018 and (22) townhomes and a four-unit apartment were approved for construction in February 2020.

Demolition of the old building took place in the spring of 2021, and construction of the homes is underway. Select homes are currently available for sale.

We look forward to welcoming you and your family to our neighborhood and hope the new homes on this site bring as much pride to its owners as the past two generations of use did.





COMMUNITY



LOCATION, SCHOOLS AND AMENITIES

MUNICIPALITY:	BOROUGH OF EMMAUS
SCHOOL DISTRICT:	EAST PENN
SCHOOLS:	JEFFERSON ELEMENTARY
	LOWER MACUNGIE MIDDLE SCHOOL
	EMMAUS HIGH SCHOOL
CONVENIENCE:	CLOSE TO WALKING TRAILS
	MULTIPLE PARKS NEARBY
	SHOPS AND RESTAURANTS



EXTERIOR

SIDING:	CERTAINTED VINYL
BRICK:	GLEN-GERY RED BRICK ACCENTS
WINDOWS:	HARVEY VINYL TRIBUTE
ROOF:	GAF BRAND / 40 YEAR LIFE
EXTERIOR SPIGOTS:	2
EXTERIOR OUTLETS:	2
GARAGE:	1 CAR WITH BLACK GARAGE DOOR AND PAINTED INTERIOR WALLS INCLUDES OPENER AND KEYPAD
DRIVEWAY:	FULL CAR LENGTH
LANDSCAPING:	LAWNS, STREET TREES AND SHRUBS



INTERIOR



QUALITY AND CONVENIENCE

BUILDER:	AWARD WINNING CUSTOM HOME BUILDER: ERWIN FORREST
ELECTRICAL:	200 AMPS
DRYWALL:	1/2" THICK GARAGE WALLS 5/8" FIREWALL
1ST FLOOR CEILINGS:	9 FOOT
PATIO DOOR:	SLIDING DOOR
OWNER'S SUITE:	INCLUDES WALK IN CLOSET AND OVERSIZED CLOSET
PRIMARY BATHROOM:	DUAL SINKS
LAUNDRY HOOK-UP:	2nd FLOOR WASHER AND DRYER
FULL BASEMENT:	EGRESS WINDOW AND SUMP PUMP
HARDWARE:	AMEROCK
SAFETY:	SPRINKLER SYSTEM



KITCHEN

RANGE:	FRIGIDAIRE STAINLESS STEEL, ELECTRIC
MICROWAVE:	FRIGIDAIRE STAINLESS STEEL
DISHWASHER:	FRIGIDAIRE STAINLESS STEEL
SINK:	SINGLE BOWL, STAINLESS STEEL WITH GARBAGE DISPOSAL
SINK FAUCETS:	MOEN
CABINETRY:	CLASSIC WOLF BRAND
COUNTERTOPS:	GRANITE / QUARTZ*
BACKSPLASH:	GRANITE / QUARTZ*

* OPTIONAL



INTERIOR



FLOORING

LAMINATE FLOORS:	MANINGTON RESTORATION IN DININGROOM, LIVINGROOM KITCHEN & POWDER ROOM
VINYL FLOORS:	CONGOLEUM OR MANINGTON IN BATHROOMS & LAUNDRY ROOM
CARPETS:	SHAW FLOORING CARPETS IN BEDROOMS



BATHROOMS

COUNTERTOPS:	GRANITE / QUARTZ*
BACKSPLASH:	GRANITE / QUARTZ*
SINKS:	PORCELAIN
DUAL SINKS:	IN PRIMARY BATHROOM
BATHTUB:	IN 2nd FLOOR BATHROOM
EXHAUST FAN:	IN BATHROOMS

* OPTIONAL



LIGHTING

PACKAGES:	KICHLER LIGHTING
RECESSED LIGHTS:	RECESSED LED LIGHTS IN KITCHEN, LIVING ROOM, HALLWAYS AND PRIMARY BEDROOM



INTERIOR



TECHNOLOGY

GOOGLE NEST HOME:	NEST THERMOSTAT
	NEST DOORBELL
	NEST KEYLESS FRONT LOCK
FRONT EXTERIOR LIGHT:	WIFI / PROGRAMMABLE SWITCH
GARAGE DOOR OPENER:	WIFI AND KEYPAD



CUSTOM OPTIONS

LIVING ROOM:	GAS / ELECTRIC FIREPLACE
PATIO or DECK:	10 x 10 or 10 X 12
EXTENDED PARKING PAD:	SPACE FOR 1 EXTRA CAR
BASEMENT:	EPOXY SEALED BASEMENT FLOOR
CUSTOM FLOORING, COUNTER TOPS, CABINETRY AND LIGHTING FIXTURES	

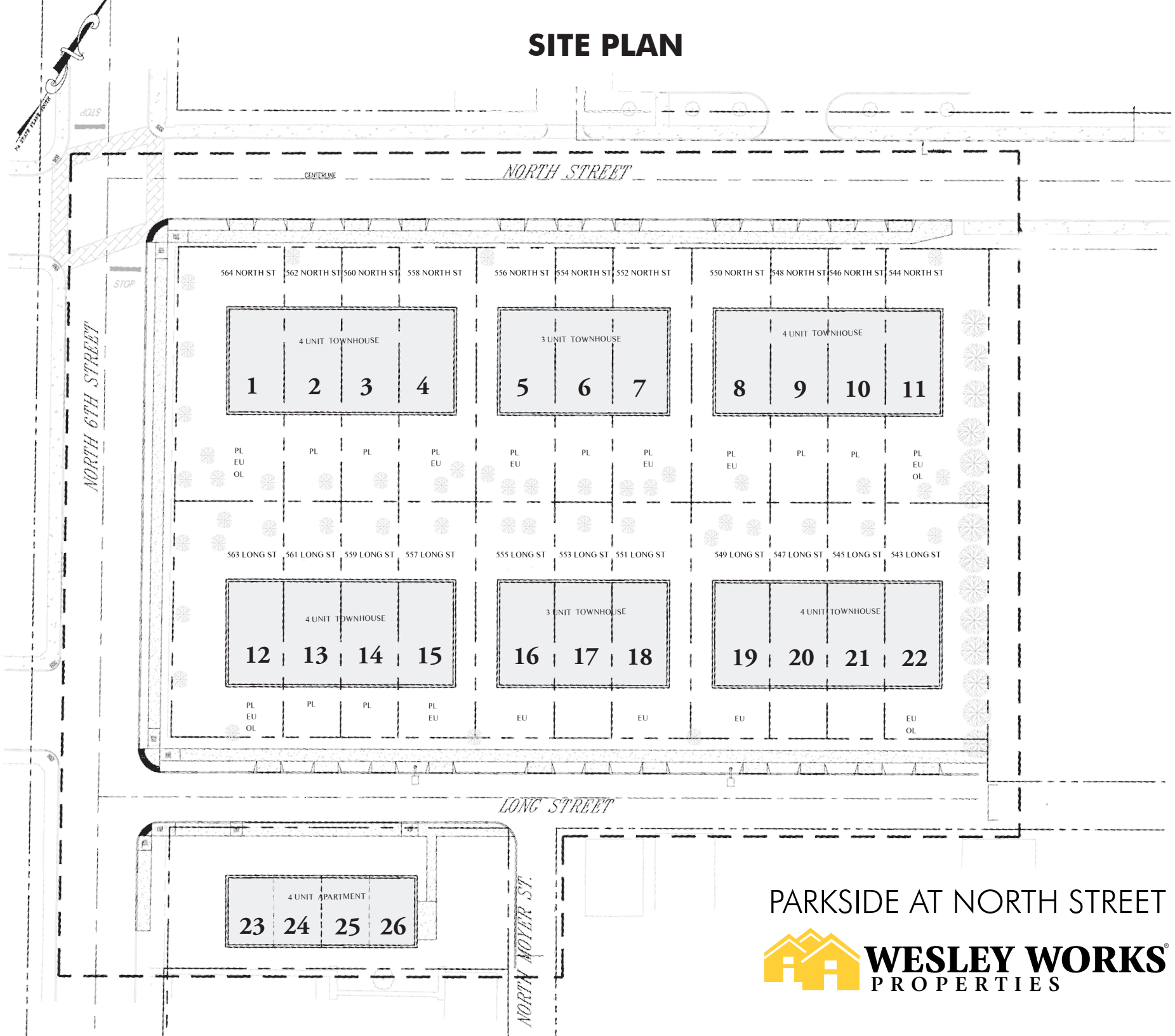


ENERGY EFFICIENCY

INSULATION TYPE:	R21 IN WALLS R49 BLOWN FIBERGLASS IN ATTIC
HVAC TYPE:	13 SEER AIR CONDITIONER
HEATING:	NATURAL GAS
LIGHTING:	LED
GLASS:	LOW E
THERMOSTAT:	SMART NEST
WATER HEATER:	NATURAL GAS

Wesley Works Properties reserves the right to substitute materials and product types of similar or better quality without notice or obligation. Subject to errors and omissions. Information is considered reasonable but not guaranteed.

SITE PLAN









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