EXCLUSIVELY OFFERED FOR SALE BY
JACK DAGGETT

RE/MAX REALTY GROUP

INTIMATE DIRECT BAY VIEWS

1107 BAYVILLE SHORES

DESIGNER FURNISHINGS INCLUDED

QUALITY FEATURES INCLUDED IN THIS THREE STORY COURT MODEL:

*** 2,500+/- SQUARE FEET of LIVING SPACE * 3 BEDROOMS, 3 1/2 BATHS * COVERED PATIO**

*** HUGE GREATROOM with 9 FT. CEILINGS, RECESSED LIGHTING, and GAS FIREPLACE**

*** DINING AREA * SUN ROOM * MEDIA CENTER * BAYFRONT with HUGE BAY VIEWS**

*** GOURMET KITCHEN with FULL ARRAY of APPLIANCES, BREAKFAST BAR and SKYLIGHT**

*** FLORIDA ROOM * LAUNDRY ROOM with WASHER and DRYER * WALK-IN CLOSETS**

*** MASTER BATH with JACUZZI TUB, SHOWER and DOUBLE VANITIES * SUN DECK**

*** ONE CAR GARAGE with OPENER * PROFESSIONALLY LANDSCAPED with IRRIGATION**

*** EASY ACCESS to COMMUNITY BOAT RAMP, SWIMMING POOL, TOT LOT and FITNESS CENTER**

$525,000 DIRECT BAY FRONT

TO SET UP A SHOWING OF THIS SPECTACULAR HOME FOR EITHER YOU OR YOUR FRIENDS, or FOR MORE DETAILS, PLEASE CALL JACK DAGGETT @ 302-436-7591, CELL 302-381-4867, 302 227-4800 OFFICE.

YOUR SPACIOUS GREAT ROOM FEATURES HARDWOOD FLOORING, 9' CEILINGS, CROWN MOLDING, CEILING FAN, DOWNLIGHTING, SURROUND SOUND, FURNISHINGS and ACCESSORIES

ANOTHER VIEW OF YOUR GREAT ROOM...IT FEATURES MARBLE SURROUND, GAS FIREPLACE, MEDIA CENTER, HARDWOOD FLOORING, 9' CEILINGS, CROWN MOLDING AND SURROUND SOUND

BELOW, MAJESTIC SUNRISES AWAIT YOU FROM THIS OVERSIZED, MAINTENANCE-FREE, TIMBERTECH SUN DECK ACCESSIBLE FROM THE MAIN FLOOR

THE DINING AREA IS CONVENIENTLY LOCATED BETWEEN THE GREAT ROOM AND KITCHEN...IT EASILY HOLDS AN 8 TOP AND SUPPORT FURNITURE

MAIN FLOOR

"INTIMATE DIRECT BAY VIEWS"

36990 REFUGE COURT
UNIT 1107 BAYVILLE SHORES
WEST FENWICK ISLAND

BELOW, YOUR 12' X 17' FLORIDA ROOM FEATURES DESIGNER WINDOW TREATMENTS, HARDWOOD FLOORING, CEILING FAN AND 9' CEILINGS. IT OFFERS GREAT SPACE FOR CASUAL DINING AND CONVERSATION (EASILY HOLDING A 6 TOP TABLE, SOFA AND CHAIRS ...AND DID I MENTION THE SUNRISES AND VIEWS?

YOUR POWDER ROOM FEATURES A PORTAL WINDOW, VANITY, DESIGNER LIGHTING , DESIGNER WALL COVERINGS AND HARDWOOD FLOORING

ATTENTION TO DETAIL THROUGHOUT... SHOWN HERE, THE CROWN MOLDING APPLICATION

KITCHEN on the MAIN LEVEL

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WEST FENWICK ISLAND, DE

ABOVE, ANOTHER VIEW OF YOUR FABULOUS KITCHEN

YOUR KITCHEN INCLUDES A FULL ARRAY OF GE PROFILE SERIES STAINLESS APPLIANCES, FEATURING A GAS RANGE, CORIAN COUNTERTOPS, UNDER-MOUNTED STAINLESS SINK, HARDWOOD FLOORS, MAPLE CABINETS, CROWN MOLDING, DESIGNER WALL COVERINGS, DESIGNER LIGHTING, BREAKFAST BAR AND SKYLIGHT

YOUR MASTER SUITE FEATURES A TILE SHOWER, SOAKING TUB, DOUBLE VANITY SINKS, WALK-IN CLOSET and BREATH-TAKING VIEWS OF THE BAY . YOUR MASTER BEDROOM WILL HOLD THE LATGEST OF KING BEDS and FEATURES THIS SITTING ROOM (left) PERFECT FOR A GOOD READ or TO ENJOY THE VIEWS

BELOW AND RIGHT, YOUR MASTER BATH WITH DESIGNER WALL COVERINGS,TILE SHOWER, DOUBLE VANITIES, GLASS SHOWER AND SOAKING TUB...NOT SHOWN A WALK-IN CLOSET

3RD FLOOR
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WEST FENWICK ISLAND, DE

LEFT, YOUR 3RD FLOOR GUEST SUITE. IT ALSO INCLUDES ITS OWN PRIVATE BATH , RIGHT

YOUR 1ST FLOOR GUEST SUITE FEATURES THIS 12' X 17' BEDROOM, A PRIVATE BATH, WALK-IN CLOSET AND A SITTING ROOM

ANOTHER VIEW OF YOUR SUN/SITTING ROOM... FABULOUS DESIGNER WINDOW TREATMENTS

ENTRY LEVEL

"INTIMATE DIRECT BAY VIEWS"

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WEST FENWICK ISLAND, DE

FAR LEFT, YOUR 1ST FLOOR, PRIVATE GUEST BATHROOM

LEFT, ANOTHER VIEW OF YOUR OVERSIZED COVERED PATIO AND SUN DECK...FAUNA AND FLORA ABOUND IN THIS ESPECIALLY PRIVATE AREA OF YOUR HOME

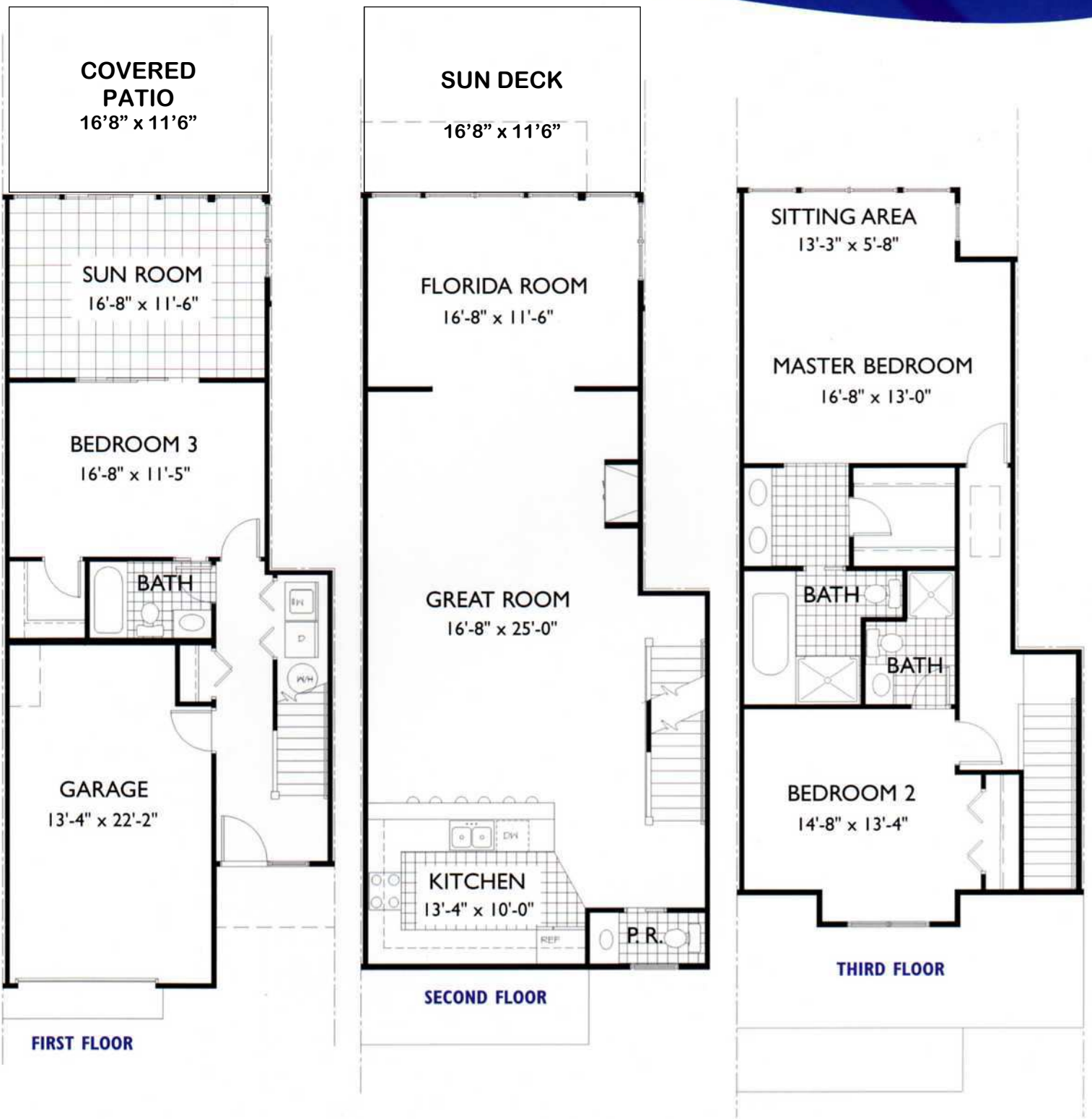
NOT SHOWN, YOUR ONE CAR GARAGE WITH REMOTE OPENER AND EXTERIOR CODE-IN OPENER

BELOW, YOUR LAUNDRY AREA WITH FULL-SIZED WASHER AND DRYER

YOUR SPACIOUS 12' X 17' SITTING ROOM/4TH BEDROOM...WINDOWS EVERYWHERE

the Court

UNIT 1107



Room sizes are approximate and subject to change without notice

RE/MAX Realty Group
317 REHOBOTH AVENUE
Rehoboth Beach, DE 19971
MAIN OFFICE TEL: 302-227-4800
DIRECT TEL: 302-436-7591
JACK'S CELL 302 381-4867

PRICE: $525,000	*MLS*
SHOWING INSTRUCTIONS	
APPOINTMENT ONLY: CALL LISTING AGENT	
LISTING AGENT: JACK DAGGETT	
SELLER: LARSON	
ADDRESS 36990 REFUGE COURT, UNIT 1107 West Fenwick Island, De. 19975	
FLOORS: 3 BDRMS: 3 BATHS: 3 1/2	
SUBDIVISION:	BAYVILLE SHORES

BLOCKS TO OCEAN

LOCK BOX NO.

ROOMS / DECKS	FLR		APPLIANCES / AMENITIES	STYLE / TAXES / GENERAL INFO.
GREAT ROOM W/ GAS FIREPLACE	2	x	RANGE: GAS	CONSTRUCTION: STICK BUILT
DINING AREA	2	x	REFRIGERATOR:	STYLE: COURT MODEL
KITCHEN W/ PENINSULA BAR	2	x	MICROWAVE:	TYPE HOME: YEAR ROUND
FOYER	2	x	DISHWASHER:	AGE / YEAR BUILT: 2005
SUN ROOM / SITTING ROOM	1	x	DISPOSAL:	LOT SIZE:
		x	WASHER: FULL SIZED	ROOF: ARCHITECTURAL SHINGLE
BEDROOM #1 (MASTER W/ SITTING AREA)	3	x	DRYER: FULL SIZED	SIDING: CEMPLANK
BEDROOM #2	3	x	STORM / SCREEN:	FLOORING: HARDWOOD,CARPET.TILE
BEDROOM #3	1	x	THERMOPANES: ANDERSEN	INSULATION: YES
		x	FIREPLACE: GAS	WATER: CENTRAL
EACH BEDROOM HAS ITS OWN BATH		x	HOT WATER:	SEWER: CENTRAL
BATH #1 (MASTER W/ SPA AND SHOWER)	3	x	AIR CONDITIONING: CENTRAL	ZONING: RESIDENTIAL
BATH #2	3	x	HEAT: CENTRAL	COUNTY TAXES: $1,073
BATH #3	1	x	CORIAN COUNTERTOPS	CITY TAXES:
POWDER ROOM	2	x	POOL: COMMUNITY	ASSOC. FEES:$4,800/ Per Year
		x	TENNIS: COMMUNITY	GROUND RENT:
LAUNDRY AREA	1	x	CLUBHOUSE: COMMUNITY	RENTAL INCOME:
COVERED PATIO OFF GUEST BEDROOM	1	x	BASKETBALL: COMMUNITY	SQUARE FEET: 2,500
FLORIDA ROOM	2	x	FITNESS CENTER: COMMUNITY	
SUN DECK OFF FLORIDA ROOM (12' X 17')	2	x	CABLE:	SCL DISTRICT: INDIAN RIVER
CROWN MOLDING	X	x	PLEATED SHADES + SHUTTERS	TAX/MAP/PARCEL: 5-33 13.00 2.00
		x	PROFESSIONAL LANDSCAPING	SUNRISES
		x	OFF-STREET PARKING	VIEWS! VIEWS! VIEWS!
ONE CAR GARAGE W/ REMOTE	X	x	DESIGNER BERBER CARPET	FULLY FURNISHED & ACCESSORIZED

NOTE: THE ABOVE INFORMATION WAS OBTAINED FROM THE SELLER(S) AND OTHER RELIABLE SOURCES. IT IS BELIEVED TO BE CORRECT, BUT IS NOT GUARANTEED.

REALTOR®

EQUAL HOUSING OPPORTUNITY