

EXCLUSIVELY OFFERED FOR SALE BY
THE JACK DAGGETT TEAM

RE/MAX REALTY GROUP

BREATHTAKING LAKE, BAY AND WETLAND VIEWS!



Unit #1189 Bayville Shores West Fenwick Island, Delaware

QUALITY FEATURES INCLUDED IN THIS POPULAR DUNES UNIT:

- * 2000+/- SQ. FT. OF LIVING SPACE * TILE AND CARPET FLOORING
- * 3 BEDROOMS * 3 1/2 BATHS * KITCHEN W/ PENINSULA BAR * DINING AREA
- * SPACIOUS GREATROOM W/ GAS FIREPLACE AND MARBLE SURROUND
- * GUEST BEDROOM PATIO * GLASS ENCLOSED SUN ROOM W/ TILE FLOORING
- * SUN DECK OFF GUEST BEDROOM * SOAKING TUB IN MASTER BATH
- * SUN DECK OFF MASTER W/ VIEWS OF THE LAKE, BAY and COMMUNITY POOL

COMMUNITY AMENITIES INCLUDE:

- * LARGE LANDSCAPED GROUNDS * FITNESS CENTER AND POOL
- * TWO TENNIS COURTS * SHUFFLEBOARD AND VOLLEY BALL COURT
- * JOGGING AND BIKING TRAIL THROUGHOUT THE COMMUNITY
- * BASKETBALL COURT * TOT LOT * COMMUNITY BOAT RAMP



\$439,000



**LAKE FRONT UNIT * CLOSE TO THE POOL and FITNESS CENTER
FULLY FURNISHED and ACCESSORIZED**

TO SET UP A SHOWING OF THIS "MUST SEE UNIT" FOR EITHER YOU OR YOUR FRIENDS,
PLEASE CALL JACK DAGGETT DIRECT @ 302-436-7591, 227-4800 OFFICE or VISIT THE
SALES MODEL FOR MORE DETAILS.

YOUR FLORIDA ROOM FEATURES TILE FLOORING and CASEMENT WINDOWS...GREAT VIEWS OF THE BAY, LAKES and POOL COMPLEX



YOUR 3RD FLOOR GUEST BEDROOM HAS A SUNDECK. WITH VIEWS OF THE LITTLE ASSAWOMAN BAY...GREAT SUNSETS

THE KITCHEN FEATURES A BREAKFAST BAR, CHERRY CABINETS, STAINLESS STEEL APPLIANCES AND TILE FLOORING



THE GAS FIREPLACE WITH MARBLE SURROUND and HEARTH IS SURE TO KEEP YOU WARM IN THE WINTER MONTHS

YOUR NEW ADDRESS



PRESENTING "SHANDLER'S HIDEAWAY"

#1189 BAYVISTA DRIVE
BAYVILLE SHORES
WEST FENWICK ISLAND, DE



AN EXTERIOR VIEW OF YOUR BUILDING. YOUR UNIT INCLUDES LOW MAINTENANCE CEMPLANK EXTERIOR PLANKING, TWO ENTRIES, DRAMATIC EXTERIOR STAIRCASE, ONE CAR GARAGE W/ OPENER and THREE FABULOUS DECKS/PATIOS ...SUNRISE, SUNSET, NO WORRIES



THE COMMUNITY POOL, FITNESS CENTER AND PLAYGROUND ARE WITHIN AN EASY WALKING DISTANCE FROM YOUR UNIT



THE MAIN LIVING AREA HAS 9FT CEILINGS, CROWN MOLDING, MEDIA CABINET, RECESSED LIGHTING AND A GAS FIREPLACE

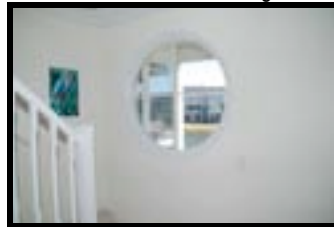
YOUR 1ST FLOOR GUEST SUITE FEATURES YOUR OWN PRIVATE BATH, BEDROOM, WALK-IN CLOSET and COVERED [PATIO...DIRECT LAKEFRONT



YOUR MASTER SITTING AREA...GREAT FOR A STUDY

YOUR MASTER BATH FEATURES TWIN VANITIES, SOAKING TUB, SHOWER, TILE FLOORING and WALK-IN CLOSET

attention to detail throughout

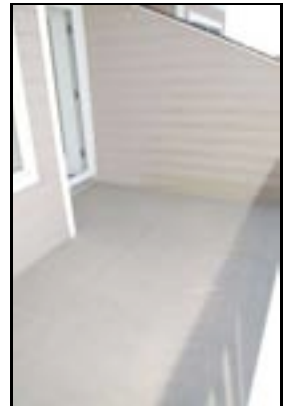


BELOW, YOUR POWDER ROOM and SUN DECK

PRESENTING "SHANDLER'S HIDEAWAY"

#1189 BAYVISTA DRIVE
BAYVILLE SHORES
WEST FENWICK ISLAND, DE

YOUR HUGE MASTER BEDROOM HAS A GLASS SLIDER W/ DIRECT ACCESS TO YOUR SUNDECK...VIEWS OF THE LAKE/BAY SURROUND YOU



YOUR 3RD FLOOR GUEST SUITE FEATURES YOUR OWN PRIVATE BATH and SUN DECK... GREAT SUNSETS





RE/MAX Realty Group
323 A REHOBOTH AVENUE
Rehoboth Beach, DE 19971
 MAIN OFFICE TEL: 302-227-4800
DIRECT TEL: 302-436-7591



FULLY FURNISHED and ACCESSORIZED

PRICE: \$439,000	MLS
SHOWING INSTRUCTIONS	
APPOINTMENT ONLY: CALL LISTING AGENT	
LISTING AGENT: JACK DAGGETT	
SELLER:Shandler	
ADDRESS	
Unit # 1189 Bayville Shores 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	2	x RANGE: ELECTRIC	CONSTRUCTION: STICK BUILT
DINING AREA	2	x REGRIGERATOR:	STYLE: DUNES MODEL
KITCHEN W/ PENINSULA BAR	2	x MICROWAVE:	TYPE HOME: YEAR ROUND
FOYER	2	x DISHWASHER:	AGE / YEAR BUILT: 2003
		x DISPOSAL:	LOT SIZE:
		x WASHER: FULL SIZED	ROOF: ARCHITECTURAL SHNGL.
BEDROOM #1 (MASTER)	3	x DRYER: FULL SIZED	SIDING: CEMPLANK
BEDROOM #2	3	x STORM / SCREEN:	FLOORING: CARPET AND TILE
BEDROOM #3	1	x THERMOPANES: ANDERSEN	INSULATION: YES
		x FIREPLACE: GAS	WATER: CENTRAL
		x HOT WATER:	SEWER: CENTRAL
BATH #1 (MASTER W/ SOAKING TUB)	3	x AIR CONDITIONING: CENTRAL	ZONING: RESIDENTIAL
BATH #2	3	x HEAT: CENTRAL GAS	COUNTY TAXES: \$1,000.
BATH #3	1		CITY TAXES:
POWDER ROOM	2	x POOL: COMMUNITY	ASSOC. FEES:\$2,660/ Per Year
		x TENNIS: COMMUNITY	GROUND RENT:
LAUNDRY AREA	1	x CLUBHOUSE: COMMUNITY	RENTAL INCOME:
COVERED PATIO OFF OF GUEST BEDROOM	1	x BASKETBALL: COMMUNITY	SQUARE FEET: 2000
FLORIDA ROOM	2	x FITNESS CENTER: COMMTY	
SUN DECK OFF OF MASTER BEDROOM	3	x CABLE:	SCL DISTRICT: INDIAN RIVER
SUN DECK OFF OF GUEST BEDROOM	3		TAX/MAP/PARCEL: 5-33 13.00 2.00
		x PROFESSIONAL LANDSCAPING	SUNRISES SUNSETS
LINEN CLOSET	3	x OFF-STREET PARKING	VIEWS! VIEWS! VIEWS!
OVERSIZED ONE CAR GARAGE W/ REMOTE			



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



The Dunes



Room sizes are approximations and subject to change without notice.