

**EXCLUSIVELY OFFERED FOR SALE BY
THE JACK DAGGETT TEAM**

RE/MAX REALTY GROUP

CHARMING COTTAGE



ZONED COMMERCIAL AND RESIDENTIAL

QUALITY FEATURES INCLUDED IN THIS CHARMING COTTAGE FOR HOME OR BUSINESS USE:

- * OPEN & SPACIOUS * 3 BEDROOMS, 1 1/2 BATHS * FOYER**
- * NEWLY REMODELED KITCHEN * GRANITE COUNTER-TOPS * TILE FLOORING**
- * STAINLESS STEEL APPLIANCES * LARGE REAR DECK * SCREENED PORCH**
- * BASEMENT * ORIGINAL HARDWOOD FLOORS * FENCED REAR YARD**
- * TWO CAR GARAGE W/ OPENER * 2 FIREPLACES * CEDAR SIDING * WOOD SHINGLES**
- * ASPHALT DRIVEWAY * GREAT LOCATION WITHIN TOWN LIMITS OF SELBYVILLE**
- * PONTENTIAL SPACE FOR UP TO 5 PRIVATE OFFICES AND AN OPEN RECEPTION AREA**
- * PLENTY OF PROPERTY FOR ADDING ADDITIONAL PARKING OR LIVING SPACE IF NEEDED**

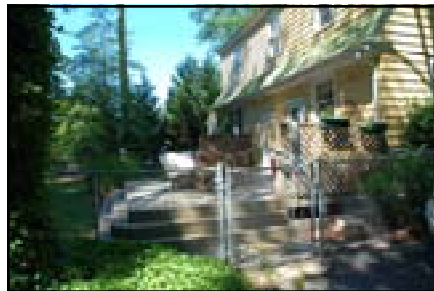
\$290,000 EASY ACCESS TO RT. 113 SELBYVILLE

TO SET UP A SHOWING OF THIS CHARMING HOME FOR EITHER YOU OR YOUR FRIENDS, or FOR MORE DETAILS, PLEASE CALL the JACK DAGGETT TEAM DIRECT @ 302-436-7591, 302 227-4800 OFFICE.

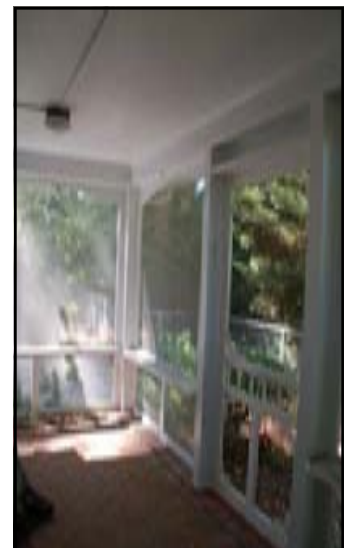
YOUR SPACIOUS REAR YARD OFFERS PLENTY OF ROOM FOR EXPANSION WITH A FENCED YARD AND INCLUDES A LARGE SUN DECK



TAKE A SNOOZE OR RELAX ON YOUR REAR DECK.....



A CHARMING SCREEN PORCH FOR YOUR OUTDOOR ENTERTAINING



**PRESENTING
"CHARMING COTTAGE"
PAGE #1
118 CHURCH STREET
SELBYVILLE, DE 19975**

YOUR 2 CAR GARAGE.....



GREAT VISIBILITY AND EXPOSURE TO RT. 113 SELBYVILLE, DELAWARE, GREAT SPACE AVAILABLE FOR SIGNS, EASY ACCESS TO ROADWAY AND TOWN AMMENITIES AND MANY THRIVING LOCAL AREA BUSINESSES CLOSE BY FOR YOUR CONVENIENCE

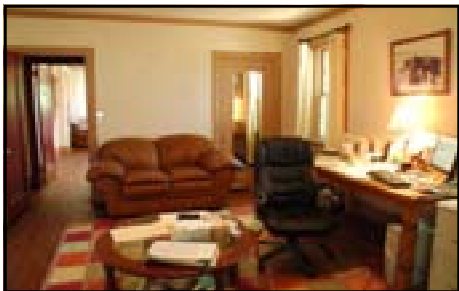


NEWLY REMODELED KITCHEN WITH STATE OF THE ART STAINLESS STEEL APPLIANCES WHICH INCLUDE A GAS SIX BURNER STOVE, GRANITE COUNTER-TOPS & TILE FLOORING



BELOW ONE OF TWO CHARMING STONE FIREPLACES, BEAUTIFUL & ORIGINAL HARDWOOD FLOORS, ELEGANT STAIRCASE AND ALCOVE FOR YOUR KNICK KNACKS ALL WELCOME YOU UPON ENTERING YOUR HOME/BUSINESS

BELOW PICTURES INCLUDE FIVE PRIVATE OFFICES/BEDROOMS, ONE FULL BATH LOCATED, ON THE 2ND LEVEL & THE 2ND STONE FIREPLACE ALL ADD TO THE CHARM OF THIS LOVELY COTTAGE



PRESENTING
"CHARMING COTTAGE"
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118 CHURCH STREET
SELBYVILLE, DE 19975





RE/MAX Realty Group
317 REHOBOTH AVENUE
Rehoboth Beach, DE 19971
 MAIN OFFICE TEL: 302-227-4800
DIRECT 302-381-4141
ASK FOR CARRIE HELLENS



THE REAR YARD OFFERS IDEAL SPACE FOR EXPANSION

PRICE: \$290,000
SHOWING INSTRUCTIONS
CALL LISTING AGENT
LISTING AGENT: JACK DAGGETT TEAM
SELLER:SHOEMAKER
ADDRESS
118 CHURCH STREET
SELBYVILLE, DE 19975
FLOORS: 3 BEDROOMS:3 BATHS: 1/1
IN TOWN LIMITS

ROOMS / DECKS	FLR	APPLIANCES / AMENITIES	STYLE / TAXES / GENERAL INFO.
DINING AREA/OFFICE	1		CONSTRUCTION: FREESTANDING
		X STAINLESS STEEL APPLIANCES	STYLE: COTTAGE
KITCHEN	1	X GRANITE COUNTER-TOPS	TYPE HOME: YEAR ROUND
		X SIX BURNER GAS RANGE	
LIVING AREA/OFFICE	1	X PANTRY CLOSET	
			ROOF: WOOD
OPEN FOYER	1		SIDING: CEDAR WOOD
			FLOORS: HARDWOOD/TILE
BEDROOM #1/OFFICE	2		
BEDROOM #2/OFFICE	2	X FIREPLACE: 2	INSULATION : YES +
BEDROOM #3/OFFICE	2		
FULL BATHROOM	2	X AIR: WINDOW UNITS	ZONING: RESIDENTIAL AND
		X HEAT: OIL	COMMERCIAL
POWDER ROOM	1	X CEILING LIGHTS: THROUGHOUT	CITY TAXES: \$400
			COUNTY TAXES: \$400
		X FULL BASEMENT	WATER: CENTRAL
			SEWER: CENTRAL
		X FULL ATTIC	SQUARE FEET:
		X FENCED REAR YARD	SCL DISTRICT: INDIAN RIVER
		X REAR SUN DECK	
TWO CAR GARAGE W/ OPENER	X		

CHARMING COTTAGE IN A GREAT LOCALE WITH GREAT POTENTIAL FOR COMMERCIAL OR RESIDENTIAL USE
TO SET UP A SHOWING OF THIS CHARMING COTTAGE PLEASE CALL CARRIE HELLENS @ 302-381-4141 OR 302-436-7591

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

