



*Above
the
Crowd!*

RE/MAX Realty Group
323 A REHOBOTH AVENUE
Rehoboth Beach, DE 19971
 Re/Max Group: 302-227-4800
DIRECT TEL: 302-226-4100
FAX: 302-226-4101



PRICE: \$1,300,000	MLS#501198
SHOWING INSTRUCTIONS	
BY APPOINTMENT ONLY CALL LISTING AGENT	
LISTING AGENT: JACK DAGGETT	
SELLER: GARY SHIPMAN & KEN HOWARTH	
ADDRESS	
43 WESTSIDE DRIVE REHOBOTH, DE 19971 RBYCC	

FLOORS 2 BDRMS 4 BATHS 3 1/2

COLONIAL ELEGANCE

SUBDIVISION: RBYCC		BLOCKS TO OCEAN:		LOCK BOX NO
ROOMS / DECKS	FLR	APPLIANCES / AMENITIES	STYLE / TAXES / GENERAL INFO.	
GREAT ROOM w/FP	1	✗ RANGE:GLASS TOP & TWIN WALL OVENS	CONSTRUCTION: STICK BUILT	
DINING ROOM w/BUILTINS	1	✗ REFRIGERATOR:SIDE BY SIDE	STYLE: COLONIAL	
KITCHEN W/ GRANITE PENINSULA BAR	1	✗ MICROWAVE:	TYPE HOME: YEAR ROUND	
LIVING ROOM W/ FIREPLACE	1	✗ DISHWASHER:	AGE / YEAR BUILT:1978 & RETROFIT 2001	
FLORIDA ROOM	1	✗ DISPOSAL:	LOT SIZE APPROX: 100'x120'x124'x120'	
PARLOR/MUSIC ROOM	1	✗ TRASH COMPACTOR	ROOF: COMPOSITE SHINGLE	
	1	✗ DRYER:	SIDING: HARDIPLANK	
		✗ WASHER:	FLOORING: HARDWOOD/TILE/CARPET	
BEDROOM #1 (MASTER)	1	✗ THERMOPANES: NEW		
BEDROOM #2 (MASTER)	2	✗ FIREPLACE: GAS (see-thru)		
BEDROOM #3	2	✗ HOT WATER: ELECTRIC	INSULATION: YES	
BEDROOM #4	2	✗ AIR CONDITIONING: CENTRAL	WATER: WELL	
GATHERING PLACE/SITTING ROOM	2	✗ HEAT: (up-heat pump/down-gas)	SEWER: CENTRAL	
		✗ CABLE AVAILABLE:	ZONING: RESIDENTIAL	
BATH # 1 (MASTER w/ SPA)	1	✗ POOL: W/ FIBER OPTIC LIGHTING	COUNTY TAXES: \$1,300	
BATH #2 (MASTER)	2	✗ TENNIS: RBYCC	CITY TAXES: N/A	
BATH #3	2	✗ CLUBHOUSE: RBYCC	ASSOCIATION FEES: \$130	
POWDER	1	✗ WINDOW TREATMENTS:	GROUND RENT: N/A	
		✗ CEILING FANS:	RENTAL INCOME: N/A	
UTILITY / LAUNDRY AREA	1	✗ SECURITY SYSTEM	SQUARE FEET: 4,500+/- SF	
FRONT PORCH		✗ PROFESSIONAL LANDSCAPING		
OVER-SIZED SUNDECK W/ MEMBRANE ROOF	2	✗ IRRIGATION SYSTEM		
		✗		
GARAGE: (TWO-CAR)			SCHOOL DISTRICT CAPE HENLOPEN	
STORAGE WALK-IN (HUGE)	2		TAX MAP/PARCEL: 334 19.00 46.00	
124' BULKHEADED WATERFRONT ON	G		DOCKING PRIVILEGES SUBJECT TO DNREC APPROVAL	
WHITE OAK CREEK				
MAGNIFICENT TERRACE POOL DECK	G			

Newly renovated traditional colonial home located in prestigious RBYCC w/124' bulk headed waterfront on White Oak Creek. Stately Elegance and Immediate Occupancy! Private and breathtaking water & wetland views...and did I mention those remarkable sunsets!

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