

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

RE/MAX REALTY GROUP

BACK TO NATURE



LOT 31, ARIZONA AVENUE, BROADKILL

QUALITY FEATURES INCLUDED IN THIS SPACIOUS YEAR 'ROUND BEACH HOME:

- *6 BEDROOMS, 5 1/2 BATHS * 5 STAR ENERGY EFFICIENT HOME**
- * SPACIOUS GREAT ROOM W/ GAS FIREPLACE and BUILT-IN WET BAR**
- * 2ND FLOOR MASTER SUITE W/ PRIVATE SUN DECK * 4,000+/- SF OF LIVING SPACE**
- * FORMAL DINING ROOM W/ BUILT-IN CABINETS * EAT-IN KITCHEN**
- * HUGE KITCHEN W/ FULL ARRAY of KITCHENAID APPLIANCES * PRIVACY and VIEWS**
- * CENTER ISLAND W/ GRANITE COUNTERTOPS * COVERED PARKING**
- * OUTSIDE SHOWER * DESIGNED FOR YEAR 'ROUND LIVING * STORAGE**
- * 1ST FLOOR MOTHER-IN-LAW SUITE * 4 DECKS (2 FRONT, 2 REAR)**
- * 9' CEILINGS IN MAIN LIVING AREAS * ANDERSEN WINDOWS and SLIDERS**

\$850,000

**SPECIAL BELOW MARKET
FINANCING PACKAGE**

**TO SET UP A SHOWING OF THIS READY TO MOVE-IN BEACH HOME FOR EITHER YOU OR YOUR FRIENDS,
PLEASE CALL JACK DAGGETT DIRECT @ 302-436-7591, 227-4800 OFFICE, FOR MORE DETAILS**

**PRESENTING
"BACK TO NATURE"**

**LOT 31, ARIZONA AVENUE
BROADKILL PAGE 1**

YOUR SPACIOUS GREAT ROOM (RIGHT and BELOW) OFFERS EASY ACCESS TO THE MAIN LIVING AREAS OF YOUR HOME AND FEATURES 9' CEILINGS, A FABULOUS BUILT-IN WET BAR W/ GRANITE COUNTERTOPS AND CABINETS, HARDWOOD FLOORING, EASY ACCESS TO TWO SUN DECKS AND WINDOWS, WINDOWS, WINDOWS



BELOW LEFT, YOUR LARGE, 1ST FLOOR, SUN DECK LOCATED IMMEDIATELY OFF YOUR BREAKFAST AREA AND GREAT ROOM... GREAT SUNSETS



ABOVE, YOUR COVERED PARKING AREA



YOUR EAT-IN KITCHEN/BREAKFAST NOOK (LEFT) FEATURES HARDWOOD FLOORING, 9' CEILING, DIRECT ACCESS TO A SUN DECK AND PLENTY OF WINDOWS

**PRESENTING
"BACK TO NATURE"**

**LOT 31, ARIZONA AVENUE
BROADKILL PAGE 2**

YOUR OVERSIZED FORMAL DINING ROOM (RIGHT) FEATURES HARDWOOD FLOORING, 9' CEILING W/ CROWN MOLDING AND WAINSCOT, CHANDELIER, A BUILT-IN, CHERRY BREAKFRONT, EASY ACCESS TO KITCHEN AND PLENTY OF VIEWS OF PRIMEHOOK NATIONAL WILDLIFE PRESERVE



**LEFT, RIGHT
and BELOW
RIGHT, YOUR
KITCHEN W/
PLENTY OF
CHERRY
CABINETS,
GRANITE
COUNTER-
TOPS AND A
FULL ARRAY
OF
KITCHEN AID
APPLIANCES**



**THE FOCAL POINT OF YOUR
GOURMET KITCHEN IS THIS
SPECTACULAR GRANITE CENTER
ISLAND W/ DOUBLE, UNDER-
MOUNTED STAINLESS STEEL SINK
SYSTEM, PLENTY OF COUNTER
SPACE AND KITCHEN AID
DISHWASHER**

PRESENTING
"BACK TO NATURE"

LOT 31, ARIZONA AVENUE
BROADKILL PAGE 3

RIGHT, YOUR 1ST FLOOR MOTHER-IN-LAW SUITE
W/ FULL BATHROOM (BELOW)



RIGHT and
BELOW
RIGHT, YOUR
MASTER
SUITE WILL
HOLD THE
LARGEST OF
KING BEDS
and THE
MASTER SPA



THE FOCAL POINT OF YOUR
MASTER SUITE IS THIS LARGE SUN
DECK WHICH OFFERS MAJESTIC
VIEWS OF THE PRIMEHOOK
NATIONAL WILDLIFE PRESERVE...
and DID I MENTION THE SUNSETS?

**PRESENTING
"BACK TO NATURE"**

**LOT 31, ARIZONA AVENUE
BROADKILL PAGE 4**

**RIGHT, ANOTHER VIEW OF THE FRONT OF YOUR
HOME**



**ABOVE, YOUR MASTER BATH INCLUDES HIS
& HERS, SOLID SURFACE COUNTERTOPS, TILE
FLOORING, SPA AND SHOWER.**

**RIGHT, YOUR
GROUND
FLOOR
STORAGE
AREA...
PLENTY OF
ROOM FOR
ALL YOUR
STUFF.
BELOW, THE
VIEW FROM
YOUR FRONT
PORCH**



**YOUR HOME FEATURES FIVE FULL
BATHS AND THIS POWDER
ROOM...YOUR GUESTS WILL HAVE
PRIVACY AND COMFORT IN ALL
SLEEPING QUARTERS**



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



THE JACK DAGGETT TEAM

| | |
|---|---------------|
| PRICE: \$850,000 | MLS #: |
| SHOWING INSTRUCTIONS | |
| APPOINTMENT ONLY: CALL LISTING AGENT | |
| LISTING AGENT: JACK DAGGETT TEAM | |
| SELLER: KENTMERE | |
| ADDRESS | |
| LOT 31, ARIZONA AVENUE | |
| BROADKILL BEACH, DE 19968 | |
| FLOORS: 2 BDRMS: 6 BATHS: 5 1/2 | |
| SUBDIVISION: BROADKILL | |

BLOCKS TO OCEAN

LOCK BOX NO.

| ROOMS / DECKS | FLR | APPLIANCES / AMENITIES | STYLE / TAXES / GENERAL INFO. |
|--|-----|---|---|
| FORMAL DINING ROOM W/ BUILT-INS | 1 | X RANGE: SOLID COOKTOP KITCHENAID | CONSTRUCTION: STICK BUILT |
| GREATROOM W/ GAS FIREPLACE | 1 | X REGRIGERATOR: KITCHENAID | STYLE: CONTEMPORARY |
| KITCHEN W/ GRANITE COUNTERTOPS | 1 | X MICROWAVE: KITCHENAID | TYPE HOME: YEAR ROUND |
| CENTER ISLAND W/ GRANITE COUNTERTOPS | 1 | X DISHWASHER: KITCHENAID | YEAR BUILT: 2007 |
| EAT-IN KITCHEN/BREAKFAST NOOK | 1 | X CEILING FAN PREWIRES | LOT SIZE: 15,000 SF PARCELS 43+45 |
| CATHEDRAL CEILINGS IN MAIN LIVING SPACE | 1 | X WASHER: (HOOK-UP ONLY) | ROOF: ARCHITECTURAL SHINGLE |
| MASTER SUITE W/ PRIVATE SUN DECK | 2 | X DRYER: (HOOK-UP ONLY) | SIDING: VINYL CEDAR SHAKE |
| BEDROOM #2 (MOTHER-IN-LAW SUITE) | 1 | X WALL OVEN: KITCHENAID | FLOORS: HARDWOOD, CARPET, TILE |
| BEDROOM #3 | 2 | X THERMOPANES: ANDERSEN | FOUNDATION: PILINGS |
| BEDROOM #4 | 2 | X FIREPLACE: GAS | INSULATION : YES |
| BEDROOM #5 | 2 | X HOT WATER: ELECTRIC | SEWER: HOLDING TANK |
| BEDROOM #6 | 2 | X AIR CONDITIONING:(CENTRAL) | ZONING: RESIDENTIAL |
| MASTER BATH W/ SOLID SURFACE COUNTERTOPS | 2 | X HEAT: ELECTRIC | COUNTY TAXES: \$1,000 |
| POWDER ROOM | 1 | X 9' CEILINGS LIVING AREAS | CITY TAXES: -0- |
| MOTHER-IN-LAW SUITE BATH | 1 | X WAINSCOT | ASSOC. FEES: |
| BATH #3 | 2 | | WATER: CENTRAL |
| BATH #4 | 2 | X 5 STAR ENERGY EFFICIENT HOME | |
| BATH #5 | 2 | | SQUARE FEET: +/- 3,936 |
| STORAGE | G | | |
| LAUNDRY ROOM W/ WASHER/DRYER HOOKUP | 2 | ASK US ABOUT OUR SPECIAL FINANCING PACKAGE | SCL DISTRICT: CAPE HENLOPEN |
| WET BAR W/ GRANITE COUNTERTOPS | 1 | | TAX/MAP/PARCEL: #2-35 3.16 43+45 |
| | | X YOU OWN THE LAND (IN FEE) | |
| COVERED PARKING | X | X OUTSIDE SHOWER | UNFURNISHED |
| DECKS (2 FRONT AND 2 REAR) | X | OFFSTREET PARKING | NEW CONSTRUCTION |

READY FOR IMMEDIATE OCCUPANCY. PRIVACY, PRIVACY, PRIVACY. PRIMEHOOK NATIONAL WILDLIFE PRESERVE AS YOUR BACK YARD. LOW MAINTENANCE EXTERIOR. SPECIAL FINANCING. LIMITED 10 YEAR HOME WARRANTY.

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



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Countrywide

HOME LOANS



FINANCING EXAMPLE with Builder paid Closing Cost Offer

Sale Price: \$850,000 / Loan Amount: \$680,800

Program: SmartStep 30YR Fixed-2/1 Buydown

4.25% Start Rate!

Rate: 6.25% (6.475 APR) SmartStep - 2/1 Buydown

@ 4.25.% 1st YR, 5.25% 2nd YR and

6.25% YR 3-30 Fixed!

First YR payment for P&I = \$3,346!

2nd YR Payment = \$3,755

& YR 3-30 Fixed = \$4,187

**Limited Time Builder
Offer-
Homebuyer's
Cash to Close
\$51,000!**

Only one Quick Delivery New Home Closing Cost Credit per customer per loan. Loan must fund to receive credit. Not valid with any other promotional offer or discount. For consumer use only; not for Real Estate or mortgage professional use. \$57,000 Closing Cost Credit is valid only through the Countrywide loan officer and/or branch indicated. Offer expires 12/30/07. Flyer must be submitted at time of application to qualify for the closing cost credit.



Available for Quick Delivery!



**LOT 31, ARIZONA AVENUE
BROADKILL BEACH, DE**

**Builder paid Buyer's limited time
cash to close, \$51,000**

RE/MAX of Rehoboth



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