

EXCLUSIVELY OFFERED FOR SALE BY

**RE/MAX REALTY GROUP**

# FABULOUS POINT LOT



**SIX ELLENDER COURT—LOT 156**

**FEATURES OF THIS OUTSTANDING GOLF COURSE HOMESITE:**

- **LAST REMAINING ‘UNBUILT-UPON POINT LOT’**
- **SPECTACULAR GOLF COURSE/WATER VIEWS**
  - **CENTRAL WATER and SEWER**
  - **FULLY WOODED, CUL DE SAC HOMESITE**
  - **62’ X 182’ X 40’ X 178’ X 56’ X 133’ - 25, 088 SF**
  - **OVERLOOKING THE PICTURESQUE 18TH HOLE**
    - **PRIVACY, PRIVACY, PRIVACY**
- **MAJOR PRICE REDUCTION!!!**

**\$495,000**

**VIEWS, VIEWS, VIEWS**

*FOR MORE INFORMATION ON THIS ONE-OF-A-KIND GOLF COURSE LOT FOR EITHER YOU OR YOUR FRIENDS, PLEASE CALL JACK DAGGETT DIRECT @ 302-436-7591, 227-4800 OFFICE, FOR MORE DETAILS*



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

PRICE: \$495,000      MLS



SHOWING INSTRUCTIONS
APPOINTMENT ONLY: CALL LISTING AGENT
LISTING AGENT: JACK DAGGETT
SELLER: WESTOVER LAND COMPANY LLC
ADDRESS
LOT 156, SIX ELLENDER COURT
REHOBOTH BEACH, DE 19971
SUBDIVISION: KINGS CREEK CC

BLOCKS TO OCEAN

LOCK BOX NO.

LOT # 156	Bik. V	Subdivision: Kings Creek	TAX MAP# / PARCEL / INSERT SHEET: 3-34 13 1065
TOTAL # ACRES:	LOT SIZE: 62' x 182' x 40' x 178' x 16' x 133'	SQUARE FOOTAGE: 25,088	
MIN. SQ. FT. FOR BLDG: 1,800/2,400	ZONING: Residential	MUN. TRANSFER TAX: YES X NO	
SETBACKS - FRONT: 30'	REAR: 20'	SIDE: 15'	LEASE HOLD: YES NO X
COUNTY TAX: \$300	CITY TAX: \$0	WATER: \$	SEWER: \$330      ASSOC./MAINT. \$550      GROSS RENT:
RESTRICTIONS: YES X NO	DOCUMENTS ON FILE:		
SITE EVALUATION: N/A	SEPTIC INSTALLED: N/A CENTRAL SEWER		
TYPE OF PROPERTY: RESIDENTIAL BUILDING LOT	ACCESSIBLE TRANSPORTATION:		
EASEMENTS: OF RECORD	UTILITES TO LOT:	AVAILABLE	INSTALLED
DIRECTIONS: ENTER KCCC TO 4-WAY STOP, TAKE LEFT	WATER	X	
2ND CUL DE SAC ON RIGHT, END OF STREET	ELECTRIC	X	
	SEWER	X	
	TELEPHONE	X	
	CATV	X	
LISTING AGENT / OFFICE# / AGENT# : DAGGETT/REHOBOTH/227-4800, 302 436-7591 DIRECT			
REMARKS: VIEWS, VIEWS, VIEWS. LAST UNBUILT "POINT LOT" IN ONE OF REHOBOTH BEACH'S MOST EXCLUSIVE PRIVATE COMMUNITIES.			
<b>MAJOR PRICE REDUCTION!!!</b>			



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

