

EXCLUSIVELY OFFERED FOR SALE BY
THE JACK DAGGETT TEAM

RE/MAX REALTY GROUP

FABULOUS LAGOON FRONT LOT



LOT 18, 111 BLACKPOOL ROAD

FEATURES OF THIS OUTSTANDING LAGOON FRONT HOMESITE:

MAJOR PRICE REDUCTION!!!

- **LOWEST PRICED LAGOON FRONT LOT**
 - **SPECTACULAR LAGOON VIEWS**
 - **PRIVATE DOCK PERMIT with BID**
 - **CENTRAL WATER and SEWER**
 - **BULKHEADED**
- **SOIL EVALUATION ON FILE (SPREAD FOOTERS)**
 - **118' X 134' X 79' X 134' - 13, 337 SF**
- **WIDEST PART OF BALD EAGLE LAGOON**

\$829,000

VIEWS, VIEWS, VIEWS

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



79' BULKHEADED LAGOON FRONTAGE



CLEARED HOMESITE WITH MATURE TREES ON PERIPHERY

LOT 18, 111 BLACKPOOL ROAD YOUR WATERFRONT DESTINATION



BID AND PERMIT FOR DOCK ON FILE



WIDEST PART OF BALD EAGLE LAGOON



MATURE, ESTABLISHED NEIGHBORHOOD



SOIL EVALUATION PERMITS "SPREAD FOOTERS"



MAJOR PRICE REDUCTION!!!

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



PRICE: \$829,000 MLS

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| SHOWING INSTRUCTIONS | | | |
| APPOINTMENT ONLY: CALL LISTING AGENT | | | |
| LISTING AGENT: JACK DAGGETT | | | |
| SELLER: MOORE | | | |
| ADDRESS | | | |
| LOT 18, 111 BLACKPOOL ROAD REHOBOTH BEACH, DE 19971 | | | |
| SUBDIVISION: RBYCC | | BLOCKS TO OCEAN | LOCK BOX NO. |
| | | | |
| LOT # 18 | Blk. V | Subdivision: RBYCC | TAX MAP# / PARCEL / INSERT SHEET: 3-34 19 314 |
| TOTAL ACRES: .31 | LOT SIZE: 118' X 134' X 79' X 134' | | SQUARE FOOTAGE: 13,337 |
| MIN. SQ. FT. FOR BLDG: 1,800 | ZONING: Residential | | MUN. TRANSFER TAX: YES X NO |
| SETBACKS - FRONT: 30' | REAR: 25' | SIDE: 15' | LEASE HOLD: YES NO X |
| COUNTY TAX: | CITY TAX: \$0 | WATER: \$ | SEWER: \$400 ASSOC./MAINT. \$200 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 | DIRECTIONS: TAKE | UTILITES TO LOT: | AVAILABLE INSTALLED |
| COUNTRY CLUB ROAD, LEFT AT KINGSBRIDGE, LEFT ON | | WATER | X |
| BUCKINGHAM, RIGHT AT STOP SIGN (BLACKPOOL ROAD) | | ELECTRIC | X |
| PROCEED ON BLACKPOOL TO LOT (RIGHT SIDE) SIGN | | SEWER | X |
| | | TELEPHONE | X |
| | | CATV | X |
| LISTING AGENT / OFFICE# / AGENT# : DAGGETT/REHOBOTH/227-4800, 302 436-7591 DIRECT | | | |
| REMARKS: VIEWS, VIEWS, VIEWS. IMPORTANT "CANALFRONT LOT" IN ONE OF REHOBOTH BEACH'S MOST EXCLUSIVE PRIVATE COMMUNITIES. | | | |
| WIDEST POINT OF BALD EAGLE LAGOON. BULKHEADED AND APPROVED FOR DOCK (BID AND PERMIT ON FILE). SOIL ANALYSIS ON FILE WITH | | | |
| FOUNDATION SUPPORTED BY "SPREAD FOOTERS". PRICED TO SELL FAST!!!! | | | |



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

