

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

RE/MAX REALTY GROUP

MODERN COLONIAL W/ ACREAGE



LOT 27 WARNER ROAD

QUALITY FEATURES INCLUDED IN THIS NEW CONSTRUCTION HOME:

- * 5 BEDROOMS, 3 1/2 BATHS * 4,700+/- SF of HEATED LIVING SPACE**
- * LOW MAINTENANCE VINYL and STONE EXTERIOR * THREE CAR GARAGE**
- * HUGE 2ND FLOOR MASTER BEDROOM * MASTER BATH W/ SPA & SHOWER**
- * FLORIDA ROOM * FULL-SIZED LAUNDRY ROOM * BREAKFAST NOOK**
- * GOURMET KITCHEN W/ CENTER ISLAND/PENINSULA BAR**
- * FAMILY ROOM W/ GAS FIREPLACE & DRAMATIC WALK-BEHIND BAR**
- * LIVING ROOM W/ GAS FIREPLACE * SPECTACULAR FOYER**
- * FORMAL DINING ROOM * COVERED PORCH * 2+ ACRES IN SIZE**
- * HUGE POURED CONCRETE BASEMENT (2,600 SF—NOT INCLUDED ABOVE)**

\$561,500

PRICED TO SELL!!!

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

LOT 27, WARNER ROAD
AERIAL PHOTOGRAPH



LANDING DRIVE
R LANE
AND WAY
ALEXA CT

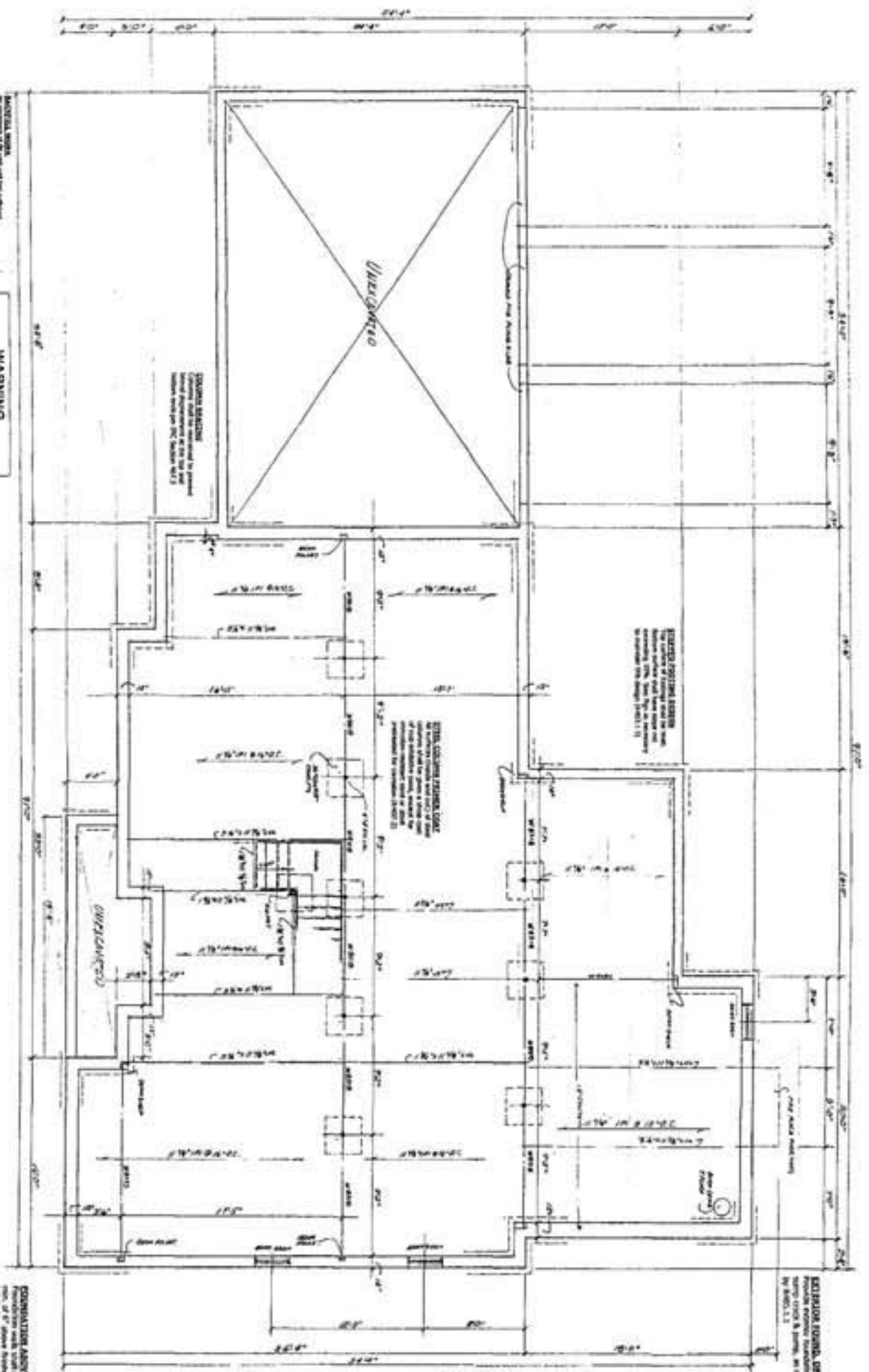
WARNER RD

BOWMAN RD

113

FRONTAGE RD

HOLLIN



GENERAL NOTES
 1. Foundation of this work shall be constructed in accordance with the specifications and drawings. The contractor shall be responsible for the design of the foundation and for the selection of the materials to be used. The contractor shall be responsible for the construction of the foundation and for the selection of the materials to be used.

WARNING
 This plan is for informational purposes only. It is not intended to be used as a construction document. The contractor shall be responsible for the design of the foundation and for the selection of the materials to be used. The contractor shall be responsible for the construction of the foundation and for the selection of the materials to be used.

FOUNDATION WALLS
 Columns shall be reinforced to provide lateral resistance to the wall and to provide lateral resistance to the wall.

EXTERIOR FORM, GRADE
 The exterior form shall be constructed in accordance with the specifications and drawings. The contractor shall be responsible for the design of the exterior form and for the selection of the materials to be used. The contractor shall be responsible for the construction of the exterior form and for the selection of the materials to be used.

STEEL COLUMN REINFORCEMENT
 The steel column reinforcement shall be constructed in accordance with the specifications and drawings. The contractor shall be responsible for the design of the steel column reinforcement and for the selection of the materials to be used. The contractor shall be responsible for the construction of the steel column reinforcement and for the selection of the materials to be used.

FOUNDATION PLAN

2,600+/- SF POURED CONCRETE BASEMENT

CONCRETE STRENGTH 4,000 PSI
 The concrete shall be constructed in accordance with the specifications and drawings. The contractor shall be responsible for the design of the concrete and for the selection of the materials to be used. The contractor shall be responsible for the construction of the concrete and for the selection of the materials to be used.

FOUNDATION ABOVE GRADE
 The foundation shall be constructed in accordance with the specifications and drawings. The contractor shall be responsible for the design of the foundation and for the selection of the materials to be used. The contractor shall be responsible for the construction of the foundation and for the selection of the materials to be used.

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EMERGENCY ESCAPE & RESCUE OPENINGS
 Provide emergency escape and rescue openings for every sleeping room and habitable basement space. Such openings shall comply with minimum required dimensions for height, width, sill level and net clear opening and shall be operational from the inside of dwelling without use of a key (IRC 103). A bulkhead enclosure below grade shall meet R303.3.

SAFETY GLASSING
 Provide safety glazing at all hazardous locations (R308.4)

Each area with a net area of 10 sq ft with 20" minimum clearances shall be accessible by a 20" x 18" net opening per IRC Section 103.

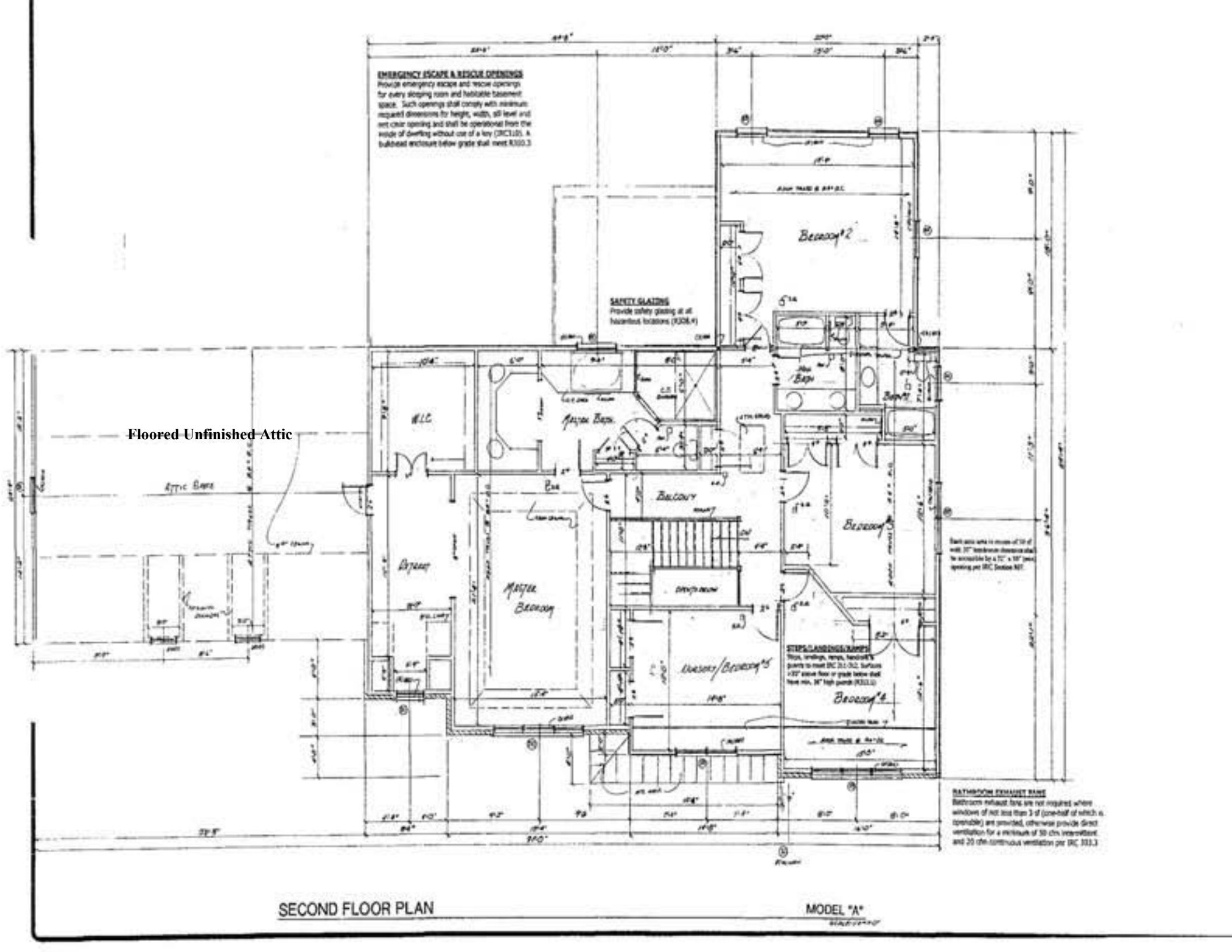
STAIRLANDING/STAIRS
 Treads, nosings, ramps, handrail's parts to meet IRC 310.3.2. Surfaces 1/2" above floor or grade below shall have min. 36" high guards (R311.1)

BATHROOM EXHAUST FANS
 Bathroom exhaust fans are not required where windows of not less than 3 sq ft (one-half of which is operable) are provided, otherwise provide direct ventilation for a minimum of 50 cfm intermittent and 20 cfm continuous ventilation per IRC 310.3

Floored Unfinished Attic

SECOND FLOOR PLAN

MODEL "A"



LOT 27 WARREN ROAD
HOMESITE SURVEY

LOT 12

LOT 11

S 86°06'07" W 205.82'



KENMORE BUILDERS, LLC
MD-00-174.00-01-026.19-000
2678-251
2.498 ACRES

NOW OR FORMERLY
JIMMIE G. & JULIA A. GULLEN
MD-00-174.00-01-026.25-000
D-126-315

432.10'

S 17°33'01" E 567.96'

N 17°35'01" W 519.38'

NOW OR FORMERLY
N. A. & FRANKLIN E. WELSON
00-174.00-01-026.15-000
378-344

KENMORE BUILDERS, LLC
MD-00-174.00-01-026.17-000
2678-254
2.493 ACRES



10.00'

SEWER
ARCH

54.50'

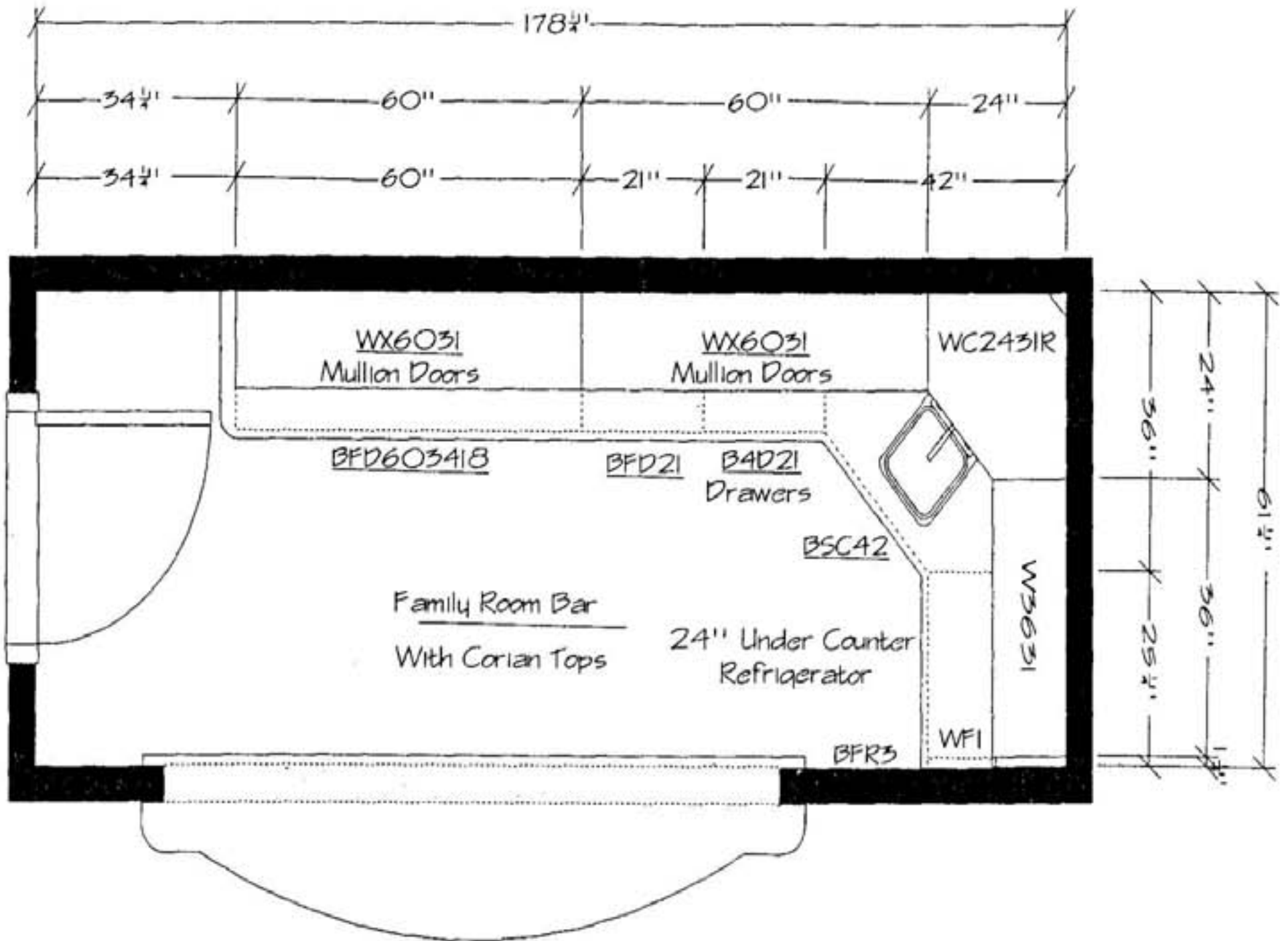
125.00'

50.00'

N 72°26'59" E 1200.00'

ROAD 406. 60' R.O.W.)

LOT 27 WARNER ROAD—PROPOSED FAMILY ROOM BAR SCHEMATIC





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



PRICE: \$561,500	MLS #:
SHOWING INSTRUCTIONS	
APPOINTMENT ONLY: CALL LISTING AGENT	
LISTING AGENT: JACK DAGGETT	
SELLER: KENTMERE BUILDERS	
ADDRESS	
LOT 27 WARNER ROAD	
MILFORD, DE 19963	
FLOORS: 2 BDRMS: 5+ BATHS: 3 1/2	
SUBDIVISION:	



ROOMS / DECKS	FLR	APPLIANCES / AMENITIES	STYLE / TAXES / GENERAL INFO.
GREAT ROOM W/ GAS FIREPLACE	1	x RANGE:GAS WHIRLPOOL	CONSTRUCTION: STICK BUILT
FORMAL DINING ROOM	1	x REFRIGERATOR:WHIRLPOOL	STYLE: MODERN COLONIAL
KITCHEN	1	x MICROWAVE: WHIRLPOOL	TYPE HOME: YEAR ROUND
FLORIDA ROOM W/ CENTER ISLAND	1	x DISHWASHER:WHIRLPOOL	AGE / YEAR BUILT: NEW
BREAKFAST NOOK	1	x WALL OVEN: 2 WHIRLPOOL	LOT SIZE: 2 ACRES 108,900SF+/-
FLORIDA ROOM	1	x WASHER:HOOK-UP	ROOF: ARCHITECTURAL SHINGLE
BEDROOM #1 (MASTER W/ RETREAT)	2	x DRYER:HOOK-UP	SIDING: VINYL, STONE, BRICK
BEDROOM #2	2	x STORM / SCREEN:	FLOORING: H/W, CARPET, TILE
BEDROOM #3	2	x THERMOPANES: ANDERSEN	INSULATION: YES
BEDROOM #4	2	x FIREPLACE: TWO GAS	WATER: CENTRAL
BEDROOM #5	2	x HOT WATER:GAS	SEWER: CENTRAL
BATH #1 (MASTER W/ SPA & SHOWER)	2	x AIR CONDITIONING: CENTRAL	ZONING: RESIDENTIAL
BATH #2	2	x HEAT: GAS	COUNTY TAXES: TBD
BATH #3	2	x BASEMENT WATERPROOFING	CITY TAXES: N/A
POWDER ROOM	1	x SUMP PUMP	ASSOC. FEES:
FAMILY ROOM W/ GAS FIREPLACE	1	x ENERGY STAR HOME	WATER: WELL
WALK-BEHIND BAR (FAMILY ROOM)	1	x 10 YR HOME WARRANTY	SEWER: GRAVITY SEPTIC
		x 42" CHERRY CABINETS	SQUARE FEET: 4,700+/- (+BASEMENT)
LAUNDRY ROOM W/ SINK	1	x CORIAN COUNTERTOPS	LOT DIM: 200'X568'X205'X519'
FRONT PORCH (SLATE)	1	x KOHLER/BLANCO FIXTURES	SCL DISTRICT: MILFORD
FOYER	1	x IRRIGATION SYSTEM	TAX/MAP/PARCEL: 1-74 1 26.16
HUGE WALK-IN STORAGE	2	x PROFESSIONAL LANDSCAPING	ASPHALT DRIVEWAY
POURED CONCRETE BASEMENT (2,600SF)	B	x OFF STREET PARKING	NO EXTERIOR DECKS
GARAGE: (TWO) W/ REMOTE		x BAR REFRIG: KITCHENAID	



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

