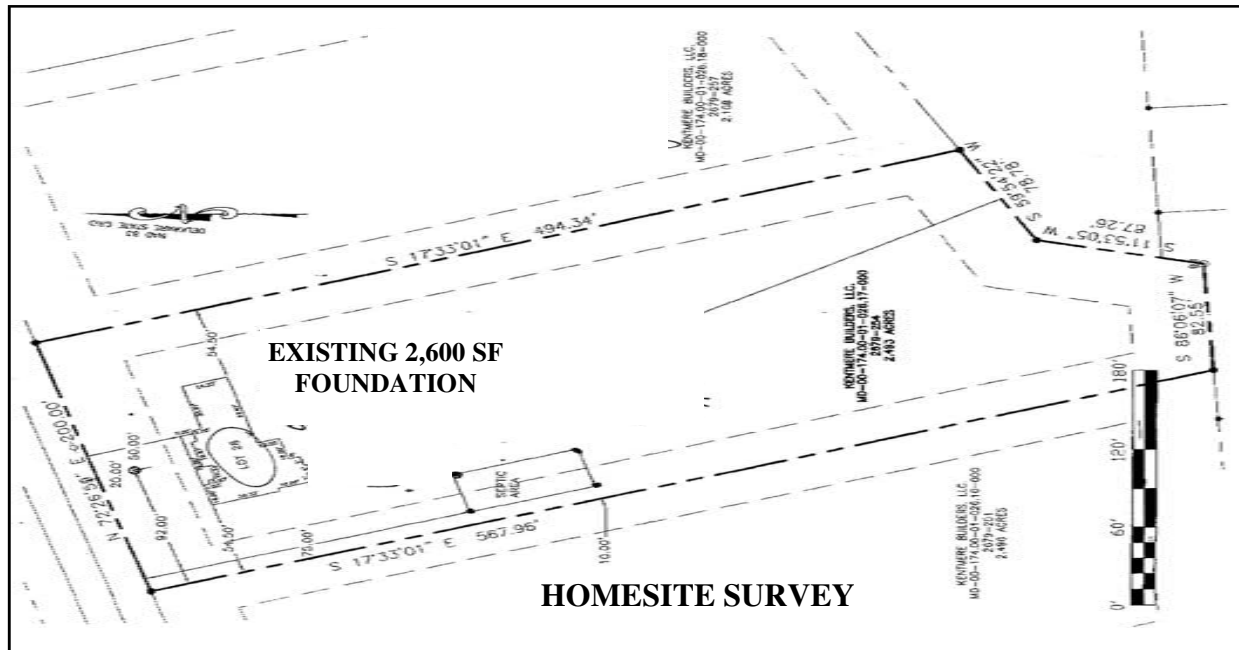


EXCLUSIVELY OFFERED FOR SALE BY  
THE JACK DAGGETT TEAM

RE/MAX REALTY GROUP

# FABULOUS COUNTRY LOT



## WARNER ROAD—LOT 28

FEATURES OF THIS OUTSTANDING 2.5 ACRE HOMESITE:

- \* CLOSE TO SHOPPING and SCHOOLS
- \* WELL WATER and GRAVITY SEPTIC
- \* CLEARED HOMESITE
- \* 200' X 494' X 243' X 568" - 108,600 SF
- \* NO BUILDER TIE-IN—WILL BUILD TO SUIT
- \* PRIVACY, PRIVACY, PRIVACY
- \* 2,600+/- POURED CONCRETE BASEMENT!!!
- \* MAJOR PRICE REDUCTION

**\$134,000**

**ACREAGE**

FOR MORE INFORMATION ON THIS BUILDING 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: \$134,000      MLS**



<b>SHOWING INSTRUCTIONS</b>
<b>APPOINTMENT ONLY: CALL LISTING AGENT</b>
<b>LISTING AGENT: JACK DAGGETT</b>
<b>SELLER: KENTMERE BUILDERS</b>
<b>ADDRESS</b>
<b>LOT 28, WARNER ROAD</b>
<b>MILFORD, DE 19963</b>
<b>SUBDIVISION:</b>



**THE JACK DAGGETT TEAM**

<b>SUBDIVISION:</b>		<b>BLOCKS TO OCEAN</b>	<b>LOCK BOX NO.</b>
<b>LOT # 28</b>	<b>Bik.</b>	<b>Subdivision:</b>	<b>TAX MAP# / PARCEL / INSERT SHEET: 1-74 1 26.17</b>
<b>TOTAL # ACRES: 2.493</b>	<b>LOT SIZE: 200' X 494' X 243' X 568'</b>	<b>SQUARE FOOTAGE: 108,600</b>	
<b>MIN. SQ. FT. FOR BLDG: N/A</b>	<b>ZONING: Residential</b>	<b>MUN. TRANSFER TAX: YES X</b>	
<b>SETBACKS - FRONT:</b>	<b>REAR:</b>	<b>SIDE:</b>	<b>LEASE HOLD: NO</b>
<b>COUNTY TAX: TBD</b>	<b>CITY TAX: N/A</b>	<b>WATER: \$</b>	<b>SEWER:      ASSOC./MAINT.      GROSS RENT:</b>
<b>RESTRICTIONS:</b>		<b>DOCUMENTS ON FILE:</b>	
<b>SITE EVALUATION: N/A</b>	<b>SEPTIC INSTALLED: GRAVITY FED SEPTIC</b>		
<b>TYPE OF PROPERTY: RESIDENTIAL BUILDING LOT</b>	<b>ACCESSIBLE TRANSPORTATION:</b>		
<b>EASEMENTS: OF RECORD</b>	<b>UTILITES TO LOT:</b>	<b>AVAILABLE</b>	<b>INSTALLED</b>
<b>DIRECTIONS: TAKE RT 113 TO THE NORTH END OF MILFORD</b>	<b>WATER</b>	<b>X</b>	
<b>TURN WEST ONTO TO WARNER ROAD (BY WENDY'S)</b>	<b>ELECTRIC</b>	<b>X</b>	
<b>PROCEED APPROXIMATELY 3/4 MILE PROPERTY OF LEFT</b>	<b>SEWER</b>	<b>X</b>	
	<b>TELEPHONE</b>	<b>X</b>	
	<b>CATV</b>	<b>X</b>	
<b>LISTING AGENT / OFFICE# / AGENT# : DAGGETT/REHOBOTH/227-4800, 302 436-7591 DIRECT</b>			
<b>REMARKS: 2,600 SF +/- POURED FOUNDATION BASEMENT COMPLETED. BEAUTIFUL COUNTRY SETTING W/ ACREAGE. NO BUILDER TIE-IN. CUSTOM HOUSE PLANS AVAILABLE FOR 2,800 SF RANCHER OR 4,700 SF MODERN COLONIAL (SF IS IN ADDITION TO 2,600 SF BASEMENT)</b>			
<b>OWNER WILL BUILD TO SUIT.</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.**

