

EXCLUSIVELY OFFERED FOR SALE BY

**RE/MAX REALTY GROUP**

## GOODMAN MODEL AT SANDY BRANCH



### LOT 12 SANDY BRANCH

#### QUALITY FEATURES INCLUDED IN THIS SEMI CUSTOM-BUILT HOME:

- \* GREAT CENTRAL LOCATION \* ONLY 10 MILES TO FENWICK ISLAND BEACHES
- \* 2,600 SQ. FT. OF LIVING SPACE \* FRONT PORCH WITH TIMBER-TECH DECKING
- \* THREE BEDROOM RANCHER W/ 9 FT CEILINGS, TWO FULL & ONE HALF BATH
- \* MASTER BATH FEATURES SOAKING TUB, SEPARATE SHOWER & HIS/HER SINKS
- \* TWO CAR GARAGE W/REMOTE ACCESS \* LARGE FULLY FINISHED BONUS ROOM
- \* BUILT-IN TV CABINET & DRAMATIC CATHEDRAL CEILING IN GREAT ROOM
- \* GAS FIREPLACE W/MARBLE SURROUND & CUSTOM BUILT-IN BOOK CASES
- \* KITCHEN FEATURES 42 INCH CABINETS AND DOWN LIGHTS
- \* 12' X 16' PRIVATE SUNROOM AND 16' X 12' TIMBER-TECH DECK
- \* GAS FURNACE \* GE APPLIANCES \* PADDLE FAN ROUGH INS
- \* PROFESSIONALLY LANDSCAPED & IRRIGATION SYSTEM
- \* HARDWOOD FLOORS \* SPACIOUS UTILITY ROOM WITH SINK
- \* TOWN WATER/SEWER AND TRASH PICK UP

**OPEN  
FLOOR PLAN**

**\$395,000**

**NEW  
CONSTRUCTION**

*TO SET UP A SHOWING OF THIS SPECTACULAR HOME FOR EITHER YOU OR YOUR FRIENDS, PLEASE CALL CARRIE HELLENS WITH THE JACK DAGGETT TEAM DIRECT @ 302-436-7591, 227-4800 OFFICE*

PRESENTING  
Goodman lot 12  
"Beautiful & Spacious  
Rancher"

36 Sandy Branch Drive  
Selbyville, DE PAGE 1

YOUR  
GREATROOM



***YOUR GREATROOM  
FEATURES A DRAMATIC  
CATHEDRAL CEILING  
W/ DOWN LIGHTS, CUS-  
TOM BUILT INS, FIRE-  
PLACE W/ MARBLE SUR-  
ROUND & EASY ACCESS  
TO YOUR OVERSIZED  
SUN ROOM & DECK,  
HARDWOOD FLOORING  
AND PLENTY OF WALL  
& FLOOR SPACE FOR  
ALL YOUR COLLECTI-  
BLES & SEATING NEEDS.***

PRESENTING  
Goodman lot 12  
"Beautiful & Spacious  
Rancher"

36 Sandy Branch Drive  
Selbyville, DE PAGE 2

YOUR  
KITCHEN & MASTER  
BATH



***YOUR SPACIOUS  
KITCHEN, PICTURED-  
TOP & LEFT, OFFERS  
PLENTY OF COUNTER  
SPACE, 42 INCH MAPLE  
CABINETS, ROLL OUT  
SHELVES, CUSTOM  
BUILT IN DESK, RE-  
CESSED LIGHTING, GE  
APPLIANCES & DE-  
SIGNER PENDANT  
LIGHTS.***

***YOUR OVERSIZED MAS-  
TER BATH, PICTURED-  
BOTTOM & RIGHT, IN-  
CLUDES HIS/HER VANI-  
TIES, SOAKING TUB,  
GLASS ENCLOSED  
SHOWER, DESIGNER  
MOEN FAUCETS &  
DECORATIVE LIGHT-  
ING.***

PRESENTING  
Goodman lot 12  
"Beautiful & Spacious  
Rancher"

36 Sandy Branch Drive  
Selbyville, DE PAGE 3

**YOUR  
2 car GARAGE,  
STORAGE & BONUS  
ROOM**



***YOUR 2 CAR GARAGE  
COMES COMPLETE  
WITH REMOTE ACCESS  
& AMPLE STORAGE  
WITH DIRECT ACCESS  
TO YOUR UTILITY  
ROOM W/ SINK.***

***YOUR 2ND FLOOR OVER  
YOUR GARAGE IN-  
CLUDES WALK IN STOR-  
AGE AND A LARGE  
FULLY FINISHED BONUS  
ROOM WITH BERBER  
CARPET, RECESSED  
LIGHTS, FAN ROUGH IN  
& A SEPARATE SYSTEM  
FOR YOUR HEAT AND  
AIR.***

PRESENTING  
Goodman lot 12  
"Beautiful & Spacious  
Rancher"

36 Sandy Branch Drive  
Selbyville, DE PAGE 4

YOUR  
EXTERIOR



***YOUR GUESTS ARE  
GREETED BY A BEAUTI-  
FUL & SPACIOUS FRONT  
PORCH & PROFESSION-  
ALLY LANDSCAPED  
YARD . YOUR REAR  
DECK OFFERS PLENTY  
OF ROOM FOR SEATING  
AND  
OUTDOOR ENTERTAIN-  
ING WITH  
PRIVACY ABOUND!***

***YOUR BLACK TOP  
DRIVEWAY, IRRIGA-  
TION SYSTEM, TIM-  
BERTECH DECK &  
PORCH, ALL PROVIDE  
YOU WITH EASY &  
LOW MAINTENANCE  
LIVING!***



**RE/MAX Realty Group**  
**323 A REHOBOTH AVENUE**  
**Rehoboth Beach, DE 19971**  
 MAIN OFFICE TEL: 302-227-4800  
**DIRECT 302-436-7591**  
**ASK FOR CARRIE HELLENS**



<b>PRICE: \$395,000</b>	<b>MLS #:</b>
<b>SHOWING INSTRUCTIONS</b>	
<b>CALL LISTING AGENT</b>	
<b>LISTING AGENT: JACK DAGGETT TEAM</b>	
<b>SELLER: SANDY BRANCH LLC</b>	
<b>ADDRESS</b>	
LOT 12 SANDY BRANCH	
36 SANDY BRANCH DRIVE	
SELBYVILLE, DE 19975	
<b>FLOORS: 1 BEDROOMS: 3 BATHS: 2/1</b>	
<b>SUBDIVISION: SANDY BRANCH</b>	

**\*\*\*GREAT CENTRAL LOCATION \*\*\*ONLY 10 MILES TO FENWICK ISL**  
**BLOCKS TO OCEAN** **LOCK BOX NO.**

<b>ROOMS / DECKS</b>	<b>FLR</b>	<b>APPLIANCES / AMENITIES</b>	<b>STYLE / TAXES / GENERAL INFO.</b>
DINING AREA	1		<b>CONSTRUCTION: STICK BUILT</b>
GREAT ROOM W/ GAS FIREPLACE	1	X GE APPLIANCES	<b>STYLE: GOODMAN MODEL</b>
KITCHEN W/ 42 INCH CABINETS	1	X BUILT IN MICROWAVE:	<b>TYPE HOME: YEAR ROUND</b>
PENINSULA BAR	1	X LRG WALK IN CLOSET/MASTER	<b>YEAR BUILT: 2007</b>
STUDY/SITTING ROOM	1	X CEILING FAN ROUGH INS	<b>LOT 12</b>
CATHEDRAL CEILING IN GREAT ROOM	1	X BUILT IN BOOK CASES	<b>ROOF: ARCHITECTURAL SHINGLE</b>
MASTER SUITE	1	X BUILT IN TV CABINET	<b>SIDING: VINYL</b>
BEDROOM #2	1	X BUILT IN DESK IN KITCHEN	<b>FLOORS: HARDWOOD / CARPET</b>
BEDROOM #3	1	X THERMO PANES:	<b>AND TILE</b>
BONUS ROOM	2	X FIREPLACE: GAS	<b>INSULATION: YES</b>
MASTER BATH W/ TUB and SHOWER	1	X HOT WATER: GAS	<b>ZONING: RESIDENTIAL</b>
BATH #2	1	X AIR CONDITIONING: CENTRAL)	<b>COUNTY TAXES: \$700</b>
SUNROOM	1	X HEAT: GAS	<b>CITY TAXES: \$500</b>
POWDER ROOM	1	X CEILING LIGHTS: THROUGHOUT	<b>ASSOC. FEES: \$156 YR..</b>
OVERSIZED LAUNDRY ROOM W/ SINK	1	X UTILITY SINK	<b>WATER: CENTRAL</b>
FOYER	1	X IRRIGATION SYSTEM	<b>SEWER: CENTRAL</b>
		X PROFESSIONALLY LANDSCAPED	<b>SQUARE FEET: +/- 2,600</b>
			<b>SCL DISTRICT: INDIAN RIVER</b>
COVERED FRONT PORCH	X		
TWO CAR GARAGE W/ OPENER	X		
LARGE SUN DECK (REAR)	X		<b>UNFURNISHED</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.**

