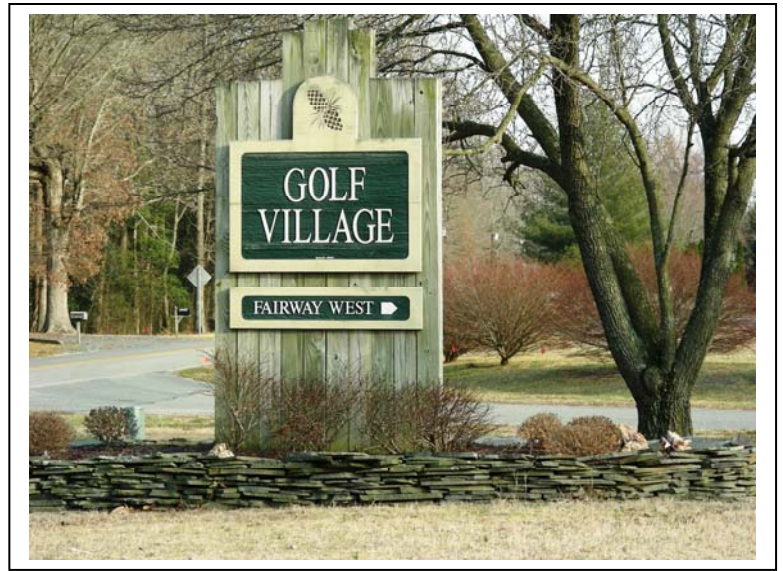


RESORT REALTY

Each Office Is Independently
Owned and Operated

20184 Coastal Highway
Rehoboth Beach, DE 19971
(302) 227-5000
(800) 800-4132

www.MaryBethPepper.com
Beth@MaryBethPepper.com
Cell Direct: 302-236-6625



Seller		Cohee		Price	\$139,000.00	
Property Address			Fairway Drive West	MLS #	567047	
Listing #			637	Listing #		
Subdivision		Golf Village		Listing Agent		
Mary-Beth Pepper						
Approx Dimensions		224' x 164'		Sq. Ft. or Acres		
36,736+/- sq. ft						
ZONING		UTILITIES		DOCUMENTS ON FILE		
Zoning	Med. Residential	Public or Community Water Avail		Approved Site Evaluation		
Min. Bldg. Sq. Ft.		Public of Community Sewerage Coming		✓	Valid Septic Permit	
		Well Required		✓	Permit Voucher	
Front Setback		Well Installed			Plot Plan	
Side Setback		On-Site Septic Required			Survey / Topography	
Rear Setback		On-Site Septic Installed			Restrictive Covenants	
		Holding Tank Required			Easements	
EST. ANNUAL EXPENSES		Underground Utilities		Licenses		
City Taxes		CATV Available				
County Taxes	\$119.00+/-					
		ROADS		AMENITIES		
Water		Paved		✓	Clubhouse	
Sewer		City / State Maintained		✓	Community Pool	
HOA Dues	\$218.75	Community Maintained			Community Tennis	
Rec. Fee		Private Maintenance			Community Marina	
		Street Lighting			Community Ramp	
					Rec. Area	
					Security	
LEGAL DESCRIPTION	Lot	$\frac{6}{5}$	Section	Subdivision		
		<u>&P/O</u>		<u>Golf Village</u>		
		<u>5</u>				
	Tax District	<u>1-35</u>	Map	<u>23.00</u>	Parcel	<u>35.01</u>
				Town	<u>Georgetown</u>	
	Georgetown Hundred, Sussex County, Delaware					
REMARKS	Cleared Lot overlooking Sussex Pines Golf Course, and adjacent to Sussex Pines Country Club, a private 18-hole course with club house and pool. Join the Country Club and enjoy its amenities. Ready for your new home! No builder tie-in.. Central Sewer currently being installed					

ABOVE INFORMATION OBTAINED FROM SELLERS IS BELIEVED ACCURATE BUT NOT GUARANTEED AND IS SUBJECT TO VERIFICATION BY ALL PARTIES.