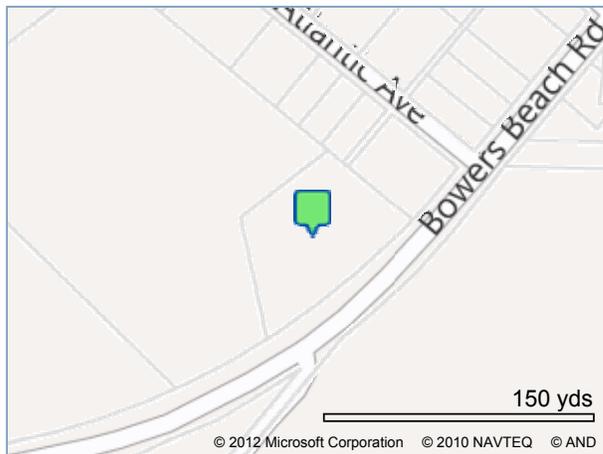


KW At The BeachClient Full Report courtesy of: **Carolyn Rash**
1 to 1 of 1 Listings

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1 2859 Bowers Beach Rd, Frederica, DE 19946**RES ACT****\$369,900****General**

MLS #: 5942146	Subdiv / Nei: Bowers Beach	Ownership: FeeSimple	Beds, Baths: 4 2/1
DOM: 148	School Dist: Lake Forest	Type: Single/Detac	Age: 5
MLS Area: 30804 Lake Forest	- High: Lake Fores	Design: 1.5-Story	Approx SqFt: 2,714
County: Kent	- Middle: Chipman	Style: Cape	SqFt Source: Assessor
Tax ID #: SM-00-11400-01-0405-000	- Elem:		Unit Floor #: AC: Y

Room Dimensions

LR/GR: 16 x 19 M	Main BR: 17 x 16 M	Bonus : 16 x 16 U
Dining: 15 x 13 M	2nd BR: 15 x 13 U	Laundry : 8 x 10 M
Kitchen: 13 x 22 M	3rd BR: 15 x 13 U	Foyer: 12 x 7 M
Family:	4th BR: 15 x 15 U	

Inclusions:**Exclusions:** Microwave Oven, Large Safe**Other Information**

Total Rooms: 8
Bath Full: 1M 1U 0L
Bath Part: 1M 0U 0L
Model:
Builder:

Tax Information

RE Taxes / Yr: \$1508 / 2010
Assessment: 79900

Association Information

Condo / HOA: N / N
Recur Fee / Freq:

Lot Information

Approx Acr: 3.00	Land Use:	Zoning: AR
Approx SqFt: 130,680	ApproxDim: 315 x 677	Watfrnt: N/

Features

Utilities: PropaneHeat, HotAirHeat, ZonedHeat, OnDemandHtWtr, CentralAir, OnSitWell/Sp, OnSiteSeptic, 200-300AmpEl
Parking: 2-CarGarage, GarDoorOpner, 3+CarParking **Exterior:** PlayEquipmnt, VinylExt, ConcreteFoun, IrregularLot, OpenLot, FrontYard, RearYard, SideYard(s), PitchedRoof, ShingleRoof, Barn/FarmBld, Deck, Patio, NoPool
Bsmt: CrawlSpace **Interior:** AccessPanel, OneFirePl, BrickFirePl, FamRoomFireP, FinishedWood, W/WCarpeting, TileFl, SecuritySys, Cathedral/Va, 9Ft+Ceiling, CeilingFan(s), CableTVWired, BayWindow, StallShower, EnrgyEfficntWdws, FullBathMnBed, WalkInClstMB, Foyer/VestEn, Util/MudRoom, NoModifs/Unk, MainFlrLndry **Kit:** KitW/BrkfstR, PropCooking, KtIsland, DoubleOven, SelfClnOven, KitCommRange, BuiltInDishW, EnrgyEfficntApl
Poss: 30-90Days **Finance:** ConventnalFI, FHA, VA **Cond:** Average+ **Show:** CallToShow, ComboLockBox **Shore/Water:** WaterView **Building Orient:** BldOrientationS

Remarks

Public: Possible Partial Owner Financing avail. w/acceptable offer. Custom built Cape Cod home on 3 acres just outside city limits of Bowers Beach. Adjacent 4 acre parcel for \$420K totaling 7 acres. Propane heat 1st floor with c/a and heat pump on 2nd floor. Hardwood, ceramic and berber flooring, Zodiac kitchen countertops, 48" Viking gas range with 2 ovens and viking rangehood. On demand water heater. Wood burning fireplace, 9' ceilings, Andersen windows, 8 kw generator, custom tilework in full baths, wrap around porch (3 sides) with composite deck and brick patio. 30 x 23 garage with two 9' doors, storage room and 16 x 16 bonus room above garage. Hardwired alarm system, indoor and outdoor Bose speaker system. Includes 50' x 100' steel and frame outbuilding with (2) 14' overhead doors and (1)14' sliding door. Presently has a commercial conditional use permit. Great property for horses, boat storage and/or home based business.

Directions: Rt. 113 (Rt 1) to East on Bowers Beach Rd. Property on Left just before city limits. Sign posted.

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