

Vincent Trombetta
 Long & Foster Real Estate, Inc.
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LONG & FOSTER | **CHRISTIE'S**
REAL ESTATE INTERNATIONAL REAL ESTATE

Agent Full

1422 Olmsted Dr, Bear, DE 19701

Closed | 09/09/22

Residential

\$825,000



bright MLS



MLS #: DENC2025716
 Tax ID #: 12-026.00-172
 Ownership Interest: Fee Simple
 Association: HOA
 Structure Type: Detached
 Levels/Stories: 2
 Waterfront: No
 Garage: Yes

Beds: 6
 Baths: 6 / 1
 Above Grade Fin SQFT: 5,475 / Assessor
 Assessor AbvGrd Fin SQFT: 5,475
 Price / Sq Ft: 150.68
 Year Built: 2014
 Property Condition: Good, Average
 Style: Colonial
 Central Air: Yes
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Newark/Glasgow - New Castle County (30905)
 Legal Subdivision: RED LION CHASE PHASE 2
 Subdiv / Neigh: RED LION CHASE

School District: [Colonial](#)
 Election District: LD12

Association / Community Info

HOA: Yes
 Amenities: Basketball Courts, Club House, Fitness Center, Jog/Walk Path, Pool - Outdoor, Tennis Courts

Taxes and Assessment

Tax Annual Amt / Year:	\$7,042 / 2021	Tax Assessed Value:	\$222,100 / 2021
School Tax:	\$5,203	Imprv. Assessed Value:	\$206,800
County Tax:	\$1,839 / Annually	Land Assessed Value:	\$15,300
City/Town Tax:	Annually	Special Assmt:	
Clean Green Assess:	No	Land Use Code:	0
Municipal Trash:	No	Block/Lot:	172
Refuse Fee:			
Zoning:	S		

Rooms

Primary Bedroom:	Upper 1 34 x 14, Crown Molding, Fireplace - Gas, Primary Bedroom - Sitting Area, Walk-In Closet(s)	Bed	2	2 Full, 1 Half
Bedroom 2:	Upper 1 14 x 11	Bath	4	4 Full
		Main		
		Upper 1		

Bedroom 3:	Upper 1	14 x 11	
Bedroom 4:	Upper 1	15 x 14	
Bonus Room:	Upper 1	18 x 14, Walk-In Closet(s)	
Kitchen:	Main	25 x 14, Breakfast Bar, Countertop(s) - Granite, Flooring - HardWood, Island, Kitchen - Eat-in, Pantry	
Sun/Florida Room:	Main	16 x 16, Ceiling Fan(s), Fireplace - Gas	
Dining Room:	Main	15 x 14, Chair Rail, Crown Molding	
Family Room:	Main	29 x 16, Cathedral/Vaulted Ceiling, Fireplace - Gas	
Living Room:	Main	15 x 14, Chair Rail, Crown Molding	
Great Room:	Main	29 x 14	
Study:	Main	13 x 11	
Bedroom 5:	Main	9 x 14	
Bedroom 6:	Main	13 x 14	
Laundry:	Main	6 x 8	

Building Info

Above Grade Fin SQFT:	5,475 / Assessor	Elevators Count:	1
Total Fin SQFT:	5,475 / Assessor	Construction Materials:	Aluminum Siding, Brick, Vinyl Siding
Tax Total Fin SQFT:	5,475		
Total SQFT:	5,475 / Assessor		
Wall & Ceiling Types:	9Ft+ Ceilings		
Foundation Details:	Concrete Perimeter		
Basement Type:	Unfinished, Walkout Stairs		

Lot

Lot Acres / SQFT:	0.44a / 19166sf / Assessor	Lot Size Dimensions:	0.00 x 0.00
Fencing:	Fully		

Parking

Attached Garage - # of Spaces	2	Features:	Attached Garage, Driveway, Built In Garage, Garage Door Opener, Garage - Side Entry, Inside Access, Asphalt Driveway, Private
Driveway - # of Spaces	5		
Total Parking Spaces	7		

Interior Features

Interior Features:	Breakfast Area, Ceiling Fan(s), Chair Railings, Crown Moldings, Dining Area, Elevator, Entry Level Bedroom, Family Room Off Kitchen, Formal/Separate Dining Room, Kitchen - Eat-In, Kitchen - Island, Pantry, Primary Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Wood Floors; Fireplace(s): 3, Double Sided, Gas/Propane; Stainless Steel Appliances; Accessibility Features: None; Main Floor Laundry
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Exterior Features

Exterior Features:	Pool: Yes - Community; Community Pool Features: In Ground
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Utilities

Utilities:	Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer
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Remarks

Inclusions:	Refrig, W/D, Freezer, 5 TV Wall Mounts, Irrigation Sys, Owned Security Sys, Leased Solar Equipment, 6 Spare Smoke Detectors, 1 Exercise Bike, 2 Standing Ellipticals
Exclusions:	Curtains & Rods
Agent:	See PRESENTATION OF OFFERS & copy Maria.M@alhrealtygroup.com on all emails. *Please LOCK doors & turn OFF lights upon exit.

Public:	This spectacular colonial is located in the well-established & amenity-rich community of Red Lion Chase. Boasting 6-Bedrooms, 6.5-Bathrooms, multiple bonus rooms, an elevator & BUILDER-UPGRADES GALORE - this home is not one to be missed! You'll arrive to find a beautiful brick-front façade & a side turned 2-Car Garage. Enter into the grand 2-story foyer with hardwood floors & a view of the stunning BUTTERFLY STAIRCASE. To your right is the formal dining room & to your left is the formal living room, both accented with arched doorways, crown & chair rail molding. Adjacent to the living room is the great room, a powder room, the study, and an elegant 2-story family room. Open to the family room is the kitchen. The kitchen features: granite countertops, stainless steel appliances, tile backsplash, 2 pantries, an island, a breakfast bar & tile backsplash. A (bonus) sunroom is located off the kitchen and boasts a gas fireplace & views of the FULLY FENCED YARD. Also on the first floor, you will find the laundry room, an ensuite guest bedroom & a mother-in-law suite. Head upstairs (take the elevator if desired) to find 4 bedrooms, 4 bathrooms & a
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spacious (bonus) playroom. The playroom includes 2 walk-in closets & could easily be converted to a 7th bedroom. Double doors lead to the master suite which features a sitting area with a 3-way gas fireplace, 3 WALK-IN CLOSETS, a built-in vanity, & a private master bath. The master bathroom includes a double vanity, tile floors & a huge soaking tub. Two other bedrooms boast their own private bathrooms. The 4th bedroom shares jack-and-jill bathroom access with the playroom. A massive basement with full walkout access to the yard & plumbing rough-in for a full bath could be used for storage or finished for added living space! Other notable features include: Cherry Hardwood throughout 2nd floor, NEW laminate hardwood in living, dining & family rooms, 9' Ceilings throughout (including basement), 3 HVAC units, 2 tankless water heaters, underground irrigation system, leased Solar Panels & all appliances included. Here at Red Lion Chase you will enjoy access to the COMMUNITY POOL, clubhouse, fitness center, tennis courts, basketball courts, walking trails, & a playground. Conveniently located just minutes from major roadways. Schedule your tour today!

Listing Office

Listing Agent:	Andrea Harrington (3189327) (Lic# Unknown)	(302) 383-8360
Listing Agent Email:	andrea@alrealtygroup.com	
Broker of Record:	John Bilek (3332625) Click for License	
Listing Office:	Compass (COMPASS3) (Lic# RM-0010666)	
Office Manager:	3701 Kennett Pike, Wilmington, DE 19807-2161	
Office Phone:	Michael Morabito (3310718) (302) 202-9855	

Directions

Rte 72 Wrangle Hill Rd - left onto Wilson Blvd - right onto McCoy Rd - right onto Olmsted Dr

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	Yes

Listing Details

Original Price:	\$849,900	Previous List Price:	\$849,900
Vacation Rental:	No	Owner Name:	Robert D & Dana M Bell
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	46 / 46
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Off Market Date:	09/09/22
Dual Agency:	Yes	Documents Available:	Deed, Other, Seller's Property Disclosure
Sale Type:	Standard		
Listing Term Begins:	06/18/2022		
Listing Entry Date:	06/18/2022		
Possession:	Settlement		

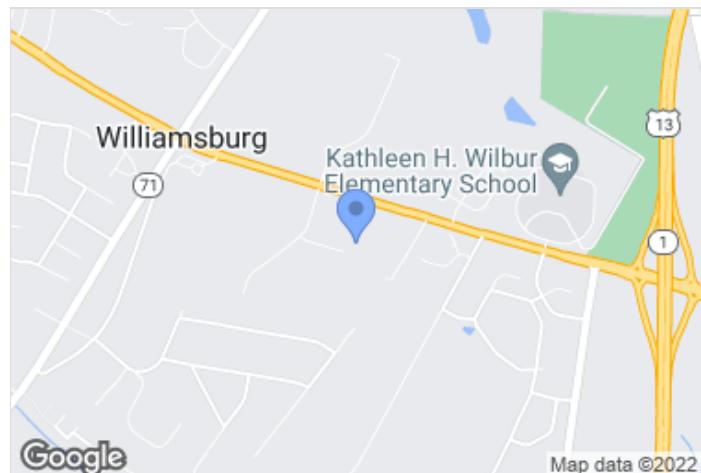
Sale/Lease Contract

Selling Agent:	Jazmin Montalvo (3309422) (Lic# Unknown)	(302) 256-1215
Selling Agent Email:	jazmin.montalvo@redfin.com	
Selling Office:	Redfin Corporation (RDFNCORP) (Lic# RB067531)	
Broker of Record:	Mike Severns (3137670) 993 Old Eagle School Rd E Ste 417, Wayne, PA 19087	
Office Phone:	(215) 631-3154	Office Fax:
Selling Office Email:	philadelphia@redfin.com	(610) 628-2478
Concessions:	No	
Agreement of Sale Dt:	08/13/22	Close Date:
Close Sale Type:	Standard Sale	Close Price:
Buyer Financing:	Conventional	Last List Price:

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be used as a reference only, to verify school information contact the school and/or school district directly. Copyright 2022. Created: 11/10/2022 05:37 PM



136 Brierley Ln, Bear, DE 19701**Closed | 09/29/22****Residential****\$1,125,000**

MLS #: DENC2025332
 Tax ID #: 12-012.00-226
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 2
 Waterfront: No
 Views: Pasture, Pond, Trees/Woods
 Garage: Yes

Beds: 4
 Baths: 2 / 1
 Above Grade Fin SQFT: 3,750 / Assessor
 Assessor AbvGrd Fin SQFT: 3,750
 Price / Sq Ft: 300.00
 Year Built: 2003
 Property Condition: Excellent
 Style: Contemporary
 Central Air: Yes
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Newark/Glasgow - New Castle County (30905)
 Legal Subdivision: BRIERLEY SUBD
 Subdiv / Neigh: NONE AVAILABLE

School District: Colonial
 Cross Street: Connell
 Election District: LD12

Taxes and Assessment

Tax Annual Amt / Year: \$5,257 / 2021
 School Tax: \$3,884
 County Tax: \$1,373 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Refuse Fee:
 Zoning: NC21

Tax Assessed Value: \$165,800 / 2021
 Imprv. Assessed Value: \$123,100
 Land Assessed Value: \$42,700
 Special Assmt:
 Land Use Code: 0
 Block/Lot: 226

Rooms

Bedroom 1:	Upper 1	22 x 18, Flooring - Carpet	Bed	1 Half
Bedroom 2:	Upper 1	16 x 13, Flooring - Carpet	Upper 1	4
Bedroom 3:	Upper 1	12 x 13, Flooring - Carpet		2 Full
Bedroom 4:	Upper 1	12 x 11, Flooring - Carpet		
Laundry:	Upper 1			
Family Room:	Main	18 x 18, Cathedral/Vaulted Ceiling, Fireplace - Gas, Flooring - Carpet		
Dining Room:	Main	12 x 13, Flooring - HardWood		
Kitchen:	Main	28 x 14, Attic - Walk-Up, Dining Area, Flooring - HardWood, Island, Kitchen - Eat-in, Kitchen - Electric Cooking, Wet Bar		
Sun/Florida Room:	Main	20 x 12, Flooring - HardWood		
Foyer:	Main	12 x 10, Flooring - HardWood		
Office:	Main	11 x 12, Flooring - Carpet		

Bed Bath
 Main 1 Half
 Upper 1 4 2 Full

Screened Porch: Main 16 x 16, Flooring - HardWood
 Storage Room: Lower 1 12 x 21, Flooring - Carpet

Building Info

Above Grade Fin SQFT: 3,750 / Assessor
 Total Fin SQFT: 3,750 / Assessor
 Tax Total Fin SQFT: 3,750
 Total SQFT: 3,750 / Assessor
 Foundation Details: Concrete Perimeter
 Basement Type: Sump Pump, Unfinished

Construction Materials: Stone, Vinyl Siding
 Flooring Type: Carpet, Hardwood

Lot

Lot Acres / SQFT: 17.1a / 744876sf / Assessor
 Views: Pasture, Pond, Trees/Woods
 Location Type: Other

Lot Size Dimensions: 0.00 x 0.00
 Lot Features: Backs to Trees, Cleared, Corner, Cul-de-sac, Level, No thru street, Not In Development, Open, Partly Wooded, Pond, Private, Secluded

Parking

Attached Garage - # of Spaces 2
Total Parking Spaces 2

Features: Attached Garage, Driveway, Garage Door Opener, Garage - Side Entry, Inside Access, Oversized Garage, Asphalt Driveway, Paved Driveway, Private

Interior Features

Interior Features: Additional Stairway, Carpet, Ceiling Fan(s), Double/Dual Staircase, Floor Plan - Open, Kitchen - Eat-In, Kitchen - Gourmet, Kitchen - Island, Tub Shower, Walk-in Closet(s), Wet/Dry Bar, WhirlPool/HotTub, Wood Floors; Fireplace(s): 1, Gas/Propane, Mantel(s); Accessibility Features: None; Exterior Cameras, Security System; Upper Floor Laundry

Exterior Features

Exterior Features: Outbuilding(s); Deck(s), Porch(es), Screened; Pool: Yes - Personal; Personal Pool Features: Above Ground Pool; Other Structures: Pole Barn

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Heat Pump-Gas BackUp; Heating Fuel: Propane - Leased; Hot Water: Electric; Water Source: Well; Sewer: Low Pressure Pipe (LPP)

Remarks

Inclusions: Washer, Dryer, Kitchen Refrigerator

Exclusions: Tractors, all personal belongings

Agent: Seller requests that all buyer's be preapproved prior to showing property. Thank you.

Public: Bring your imagination and go wild! Bring your horses, helicopters, motor bikes or developer. 17 Acres above the C & D Canal with opportunity galore! Property zoned for half acre parcels (NC21). This gorgeous property is tucked away and located off a private lane. If you are looking for peace, serenity, and the sound of nature - this is your private escape!! You truly must see this lovely sanctuary to believe it - it is a rare earth find with a country feeling minutes from every amenity possible. Minutes to Rt. 1, I-95, Rt. 13, Rt. 40, U of D, Lums Pond State Park, Riverfront attractions, shopping, restaurants, malls, marinas and more! Beautiful custom built two-story contemporary with 3800 square feet of living space, above ground pool, 30 X 32 pole barn, 4 bedrooms, 2.5 baths, Family room with fireplace and 20' ceiling, gourmet kitchen with island, 42" cabinets, hardwood floors & wet bar, sunken morning room with 10' ceiling overlooks backyard with woods, full basement, oversized two car garage with Craftsman Cabinetry for storage, 9' ceilings on 1st floor, 2 Tier Trek Deck 20 X 20 and 16 X15, Two Zone HVAC w/ propane backup, Master bedroom with coffered ceiling, walk in closet, master bath w/ jacuzzi tub & double vanity. This property will not last long - one-of-a-kind home & property!! Perfect home to entertain friends & family - layout is open & airy with room for all your company. Here is your once in a life-time chance to own LAND & LOCATION!

Listing Office

Listing Agent: [Lori Schopfer](#) (3120456) (Lic# Unknown) (302) 994-8885
 Listing Agent Email:
 Responsible Broker: John Ford (3154664) (Lic# Unknown)
 Listing Office: [RE/MAX Associates-Wilmington](#) (RMASO-CO) (Lic# R5-0002487)
 3302 Concord Pike, Wilmington, DE 19803-5097
 Office Manager: Bridget Zernell (3296768)
 Office Phone: (302) 477-3900
 Office Email: Office Fax: (302) 477-3912

Directions

Rt. 72 to Connell Road, Left unto Brierley, home on rt. at #136

Compensation

Buyer Agency Comp: 2.5% Of Gross

Sub Agency Comp:
Dual/Var Comm:

0% Of Gross
Yes

Listing Details

Original Price: \$1,350,000
 Vacation Rental: No
 Listing Agrmnt Type: Exclusive Right
 Prospects Excluded: No
 Listing Service Type: Full Service
 Dual Agency: Yes
 Sale Type: Standard
 Listing Term Begins: 06/17/2022
 Listing Entry Date: 06/17/2022
 Possession: Negotiable
 Disclosures: Buried Fuel Tanks, Radon

Previous List Price: \$1,350,000
 Owner Name: Of Record
 DOM / CDOM: 69 / 69
 Listing Terms: All Negotiation Thru Lister
 Original MLS Name: BRIGHT
 Off Market Date: 09/29/22

Sale/Lease Contract

Selling Agent:	JENNIFER PIPINOS (3250820) (Lic# Unknown)	(302) 733-7089
Selling Agent Email:	jpipinos@psre.com	
Selling Office:	Patterson-Schwartz-Newark (PS-COLL) (Lic# Unknown)	
Responsible Broker:	Joe Pluscht (3167947) (Lic# RB-0003485-DE) 680 S College Ave, Newark, DE 19713-1396	
Office Phone:	(302) 733-7000	Office Fax: (302) 733-7046
Concessions:	No	
Agreement of Sale Dt:	08/23/22	Close Date: 09/29/22
Close Sale Type:	Standard Sale	Close Price: \$1,125,000.00
Buyer Financing:	Cash	Last List Price: \$1,325,000.00

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700 Prospect Ave, Bellefonte, DE 19809**Closed | 08/25/22****Residential****\$225,000**

MLS #: DENC2028248
 Tax ID #: 17-002.00-201
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 1.5
 Waterfront: No
 Garage: No

Beds: 3
 Baths: 2
 Above Grade Fin SQFT: 1,875 / Assessor
 Assessor AbvGrd Fin SQFT: 1,875
 Price / Sq Ft: 120.00
 Year Built: 1935
 Style: Cape Cod
 Central Air: No
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: Yes
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: MONTROSE TERRACE ADD
 Subdiv / Neigh: BELLEFONTE

School District: [Brandywine](#)
 Election District: LD08

Association / Community Info

Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$1,833 / 2021
 School Tax: \$1,219
 County Tax: \$367 / Annually
 City/Town Tax: \$247 / Annually
 Clean Green Assess: No
 Refuse Fee:
 Zoning: 17R1

Tax Assessed Value: \$45,000 / 2021
 Imprv. Assessed Value: \$36,900
 Land Assessed Value: \$8,100
 Special Assmt:
 Land Use Code: 0
 Block/Lot: 201

Rooms

	Bed	Bath
Main	3	2 Full

Building Info

Above Grade Fin SQFT: 1,875 / Assessor
 Total Fin SQFT: 1,875 / Assessor
 Tax Total Fin SQFT: 1,875
 Total SQFT: 1,875 / Assessor
 Foundation Details: Block
 Basement Type: Unfinished

Construction Materials: Brick, Concrete

Lot

Lot Acres / SQFT: 0.1a / 4356sf / Assessor

Lot Size Dimensions: 54.00 x 80.00

Ground Rent

Ground Rent Exists: No

Parking

Total Parking Spaces Unknown Features: Driveway

Interior Features

Interior Features: No Fireplace; Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: No Cooling; Cooling Fuel: None; Heating: Forced Air; Heating Fuel: Oil; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Appliances "as-is"

Agent: PLEASE HAVE CLOSING ATTORNEY HOLD EMD. DO NOT USE THE SIDE DOORS!

Public:

Quiet, tucked away street in the popular area of Bellefonte. Originally a two bedroom home that had a bedroom and full bath added to the 2nd floor. Greater starter or step-down home. Some TLC will go a long way. The home is being sold "as-is", the seller inherited it and is not aware of any defects that might exist.

Listing Office

Listing Agent: [Peggy Cushing](#) (3168010) (Lic# Unknown) (302) 540-6496
 Listing Agent Email: peggycushing@gmail.com
 Broker of Record: Peter Meyer (3151008) [Click for License](#)
 Listing Office: [Meyer & Meyer Realty](#) (MYR&MYR) (Lic# Unknown)
 2706 Kirkwood Hwy, Wilmington, DE 19805
 Office Phone: (302) 994-9600 Office Fax: (302) 994-5475
 Office Email: peter@meyerrealty.net

Directions

SEE GPS

Compensation

Buyer Agency Comp: 2.5% Of Gross Sub Agency Comp: 2.5% Of Gross
Dual/Var Comm: No

Listing Details

Original Price:	\$225,000	DOM / CDOM:	2 / 2
Vacation Rental:	No	Original MLS Name:	BRIGHT
Listing Agrmnt Type:	Exclusive Right	Off Market Date:	08/25/22
Prospects Excluded:	No	Lease Considered:	No
Listing Service Type:	Full Service	Home Warranty:	No
Dual Agency:	Yes		
Sale Type:	Standard		
Listing Term Begins:	07/25/2022		
Listing Entry Date:	07/25/2022		
Possession:	0-30 Days CD		
Acceptable Financing:	Cash, Conventional		
Federal Flood Zone:	No		

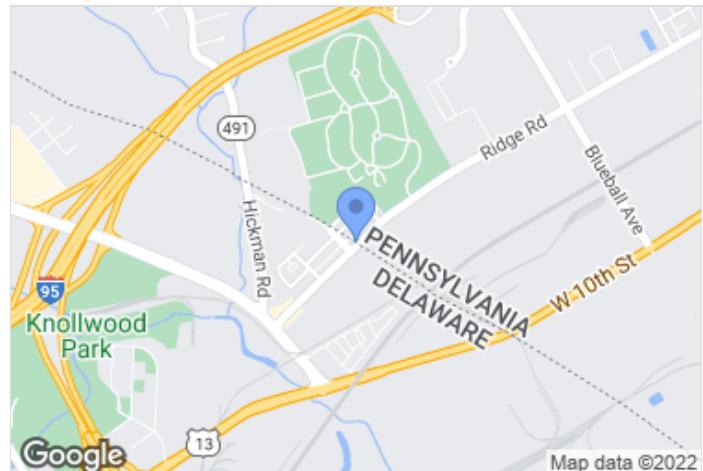
Sale/Lease Contract

Selling Agent: [Erin Tustin](#) (3324761) (Lic# Unknown) (484) 832-6241
 Selling Agent Email: erin.tustin@foxroach.com
 Selling Office: [BHHS Fox & Roach-Greenville](#) (61018) (Lic# Unknown)
 Responsible Broker: Gail Renulfi (3154669) (Lic# RB-0003097-DE)
 3838 Kennett Pike, Wilmington, DE 19807-2302
 Office Phone: (302) 571-8855 Office Fax: (302) 571-9815
 Concessions: No
 Agreement of Sale Dt: 07/26/22 Close Date: 08/25/22
 Close Sale Type: Standard Sale Close Price: \$225,000.00
 Buyer Financing: Conventional Last List Price: \$225,000.00

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1146 Ridge Rd, Claymont, DE 19703**Closed | 09/23/22****Residential** **\$92,000**

MLS #: DENC2019542
 Tax ID #: 06-049.00-071
 Ownership Interest: Fee Simple
 Structure Type: Interior Row/Townhouse
 Levels/Stories: 2
 Waterfront: No
 Garage: No

Beds: 2
 Baths: 1
 Above Grade Fin SQFT: 850 / Assessor
 Assessor AbvGrd Fin SQFT: 850
 Price / Sq Ft: 108.24
 Year Built: 1914
 Style: Colonial
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: PENN-DEL-CITY
 Subdiv / Neigh: ANALINE VILLAGE

School District: [Brandywine](#)
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$428 / 2021
 School Tax: \$328
 County Tax: \$100 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Zoning: NCTH

Tax Assessed Value: \$12,100 / 2021
 Imprv. Assessed Value: \$10,700
 Land Assessed Value: \$1,400
 Land Use Code: 0
 Block/Lot: 071

Rooms

Bedroom 1: Upper 1 11 x 9
 Bedroom 2: Upper 1 11 x 9
 Kitchen: Main 12 x 11
 Living Room: Main 12 x 11
 Other: Main 8 x 6

	Bed	Bath
Upper 1	2	1 Full

Building Info

Above Grade Fin SQFT: 850 / Assessor
 Total Fin SQFT: 850 / Assessor
 Tax Total Fin SQFT: 850
 Total SQFT: 850 / Assessor
 Foundation Details: Brick/Mortar

Construction Materials: Brick

Lot

Lot Acres / SQFT: 0.02a / 871sf / Assessor

Lot Size Dimensions: 16.00 x 69.00

Parking

Total Parking Spaces

Unknown

Features: On Street

Interior Features

Interior Features: Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Heat Pump(s); Heating Fuel: Electric; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Public: Investors come take a look at this 2 bedroom 1 bath townhouse in Claymont. Enter through the front porch. Main level is open with living room that adjoins to eat in kitchen, laundry and door to rear yard. Upstairs are two bedrooms and full bath. Long term tenant occupied that would like to stay at \$850 per month. The Delaware and Pennsylvania line runs through the property please see plot plan in disclosure.

Listing Office

Listing Agent:	Chrissy Quinn (3124972) (Lic# Unknown)	(302) 355-1880
Listing Agent Email:	dppminfo@yahoo.com	
Responsible Broker:	Mike Mcgavisk (3143256) (Lic# RB-0031018-DE)	
Listing Office:	Keller Williams Real Estate - Newark (KELWLMN) (Lic# Unknown)	
56 W Main St Ste 101, Christiana, DE 19702-1539		
Office Phone:	(302) 738-2300	Office Fax:
Office Email:	klrw426@kw.com	(302) 738-4200

Directions

Naamans Rd east, turn left on Ridge, home is on the left

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$95,000	Owner Name:	Ouya Bitra
Vacation Rental:	No	DOM / CDOM:	80 / 80
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	09/24/22
Listing Service Type:	Full Service		
Dual Agency:	Yes		
Sale Type:	Standard		
Listing Term Begins:	04/01/2022		
Listing Entry Date:	04/01/2022		
Possession:	61-90 Days CD		

Sale/Lease Contract

Selling Agent:	Kat Geralis (3159514) (Lic# Unknown)	(302) 383-5412	
Selling Agent Email:	kat@kghometeam.com		
Selling Office:	EXP Realty, LLC (EXPWIL1) (Lic# R5-0002521)		
Broker of Record:	Lisa Lowe (86158)		
3411 Silverside Rd Ste 104, Wilmington, DE 19810-3623			
Office Phone:	(888) 543-4829		
Selling Office Email:	de.broker@exprealty.net		
Co-Selling Agent:	Ron Lample (3310665) (Lic# Unknown)		
Concessions:	No		
Agreement of Sale Dt:	07/29/22	Close Date:	09/23/22
Close Sale Type:	Standard Sale	Close Price:	\$92,000.00
Buyer Financing:	VA	Last List Price:	\$95,000.00

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2 4th Ave, Claymont, DE 19703**Closed | 08/31/22****Residential****\$130,000**

MLS #: DENC2027506
 Tax ID #: 06-084.00-283
 Ownership Interest: Fee Simple
 Structure Type: Interior Row/Townhouse
 Levels/Stories: 2
 Waterfront: No
 Garage: No

Beds: 2
 Baths: 1
 Above Grade Fin SQFT: 875 / Assessor
 Assessor AbvGrd Fin SQFT: 875
 Price / Sq Ft: 148.57
 Year Built: 1920
 Style: Traditional
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: OVERLOOK COLONY
 Subdiv / Neigh: OVERLOOK COLONY

School District: Brandywine
 Cross Street: W Court Avenue
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$778 / 2021

Tax Assessed Value: \$22,000 / 2021

School Tax: \$596 / Annually

Imprv. Assessed Value: \$15,100

County Tax: \$182 / Annually

Land Assessed Value: \$6,900

City/Town Tax: Annually

Special Assmt:

Clean Green Assess: No

Land Use Code: 0

Municipal Trash: No

Block/Lot: 283

Refuse Fee:

Zoning: NCTH

Rooms

	Bed	Bath
Upper 1	2	1 Full

Building Info

Yr Major Reno/Remodel: 2022

Construction Materials: Stucco

Above Grade Fin SQFT: 875 / Assessor

Total Fin SQFT: 875 / Assessor

Tax Total Fin SQFT: 875

Total SQFT: 875 / Assessor

Foundation Details: Slab

Lot

Lot Acres / SQFT: 0.03a / 1307sf / Assessor

Lot Size Dimensions: 16.60 x 100.00

Fencing: Privacy, Rear

Lot Features: Rear Yard

Parking

Driveway - # of Spaces

1

Features: Driveway, Off Street, On Street

Total Parking Spaces**1****Interior Features**

Interior Features: Built-In Microwave, Dishwasher, Oven/Range - Electric, Refrigerator, Stainless Steel Appliances, Water Heater; Accessibility Features: None; Laundry Hookup, Main Floor Laundry

Exterior Features

Exterior Features: Sidewalks; Pool: No Pool

Utilities

Utilities: Central A/C, Ductless/Mini-Split; Cooling Fuel: Electric; Heating: Forced Air, Heat Pump(s); Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Refrigerator, Dishwasher, Microwave

Agent: PICTURES ARE OF ANOTHER FINISHED HOME THAT WILL BE THE SAME AS THIS PROPERTY. PLEASE REVIEW THE ATTACHED DOCUMENTS FOR PROGRAM DETAILS AND OFFER REQUIREMENTS. Seller's Disclosures are coming soon. Buyer Acknowledgement form and HOME Income Self Certification must be completed/signed and returned with offer, along with buyer's financial information in order to be considered. The actual retention agreement will be signed at closing but the acknowledgement form must be signed at time of offer. This property qualifies for the New Castle County Down Payment Settlement (DPS) Program. Retention Agreement, owner-occupancy requirements and income restrictions apply. Equal Housing Opportunity. Buyer's income must fall between 40% - 80% of median income for New Castle County - Please see attached income table for amounts by household size.

Public: Are you looking for a completely renovated, affordable home in the New Castle County suburbs? If so, come see this charming 2 bedroom, 1 bath townhouse. Conveniently located within minutes of the DE/PA state border, I-495, I-95, Claymont commuter train station and 15 minutes to Philadelphia International Airport, you will enjoy easy access to all of the excitement in the great cities along the northeast corridor while also reaping the financial benefits of living in this affordable home. Essentially maintenance free, this house includes a NEW roof and NEW energy efficient HVAC system; NEW windows; NEW plumbing system and hot water heater; NEW electric wiring and all NEW fixtures throughout the entire house. The airy front porch welcomes you to the first level that features engineered wood flooring that flows throughout the living room into the kitchen that features new white cabinetry and new stainless steel appliances that include a built in microwave, dishwasher, electric range and refrigerator. There is also a spacious storage closet and washer and dryer connection located on this level. The 2nd floor features two spacious bedrooms and a large remodeled bathroom. A nice-sized, fenced-in backyard and one off-street parking space complete this house. The location and value cannot be beat as this area is experiencing substantial redevelopment. This is the 8th house of 15 homes in the neighborhood that will be renovated and sold exclusively to owner-occupants. The Claymont Renaissance Development Corporation is leading the effort to revitalize the local commercial districts starting with the Shops At Darley Green, along with nearby existing shops, restaurants and parks to enjoy along the Rte 13 corridor. Substantial renovation of the Claymont train station is already underway, along with plans to redevelopment the former steel mill site with office space, retail buildings, residences and additional community open space. Get in early and reap all of the benefits of these revitalization efforts. Retention agreement, owner-occupancy requirements and income restrictions apply. Equal Housing Opportunity. PICTURES ARE OF ANOTHER FINISHED HOME THAT WILL BE THE SAME AS THIS PROPERTY.

Listing Office

Listing Agent: [Renee Spruiel](#) (3156541) (Lic# Unknown) (302) 559-5402
 Listing Agent Email: rspruiel@yahoo.com
 Responsible Broker: John Ford (3154664) (Lic# Unknown)
 Listing Office: [RE/MAX Associates-Wilmington](#) (RMASO-CO) (Lic# R5-0002487)
 3302 Concord Pike, Wilmington, DE 19803-5097
 Office Manager: Bridget Zernell (3296768)
 Office Phone: (302) 477-3900 Office Fax: (302) 477-3912
 Office Email: john@johnwford.com

Directions

From Philadelphia Pike, Turn onto Commonwealth Drive, Left on W Court Avenue, Left on 4th Ave to 2

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	\$0
		Dual/Var Comm:	No

Listing Details

Original Price:	\$120,000	Previous List Price:	\$120,000
Vacation Rental:	No	Owner Name:	2 FISH HOME RENOVATIONS

Listing Agrmnt Type:	Exclusive Agency	DOM / CDOM:	3 / 3
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Off Market Date:	09/01/22
Dual Agency:	Yes		
Sale Type:	Standard		
Listing Term Begins:	07/26/2022		
Listing Entry Date:	07/26/2022		
Possession:	Immediate		
Acceptable Financing:	Cash, Conventional, FHA, VA		

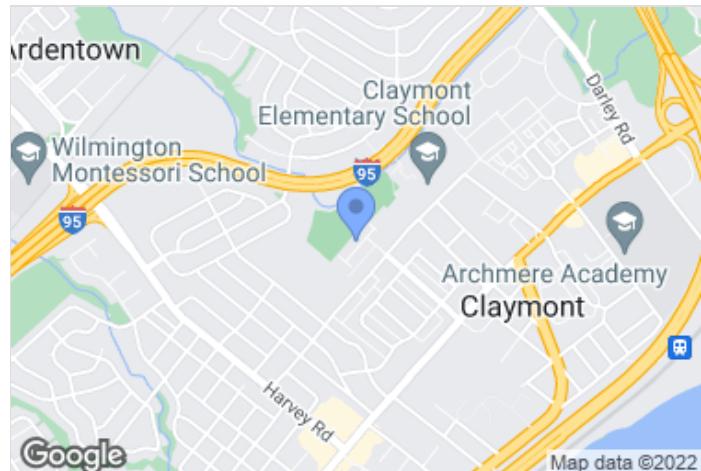
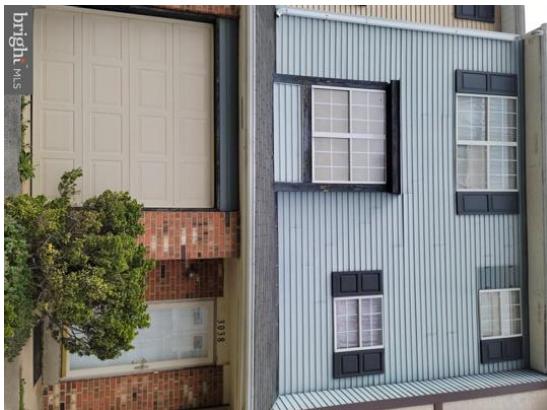
Sale/Lease Contract

Selling Agent:	Vincent Garman (3141051) (Lic# Unknown)	(302) 507-0274
Selling Agent Email:	vince.garman@compass.com	
Selling Office:	Compass (COMPASS3) (Lic# RM-0010666)	
Broker of Record:	John Bilek (3332625)	
Office Phone:	3701 Kennett Pike, Wilmington, DE 19807-2161 (302) 202-9855	
Co-Selling Agent:	Cole Ciber (3325995) (Lic# Unknown)	
Concessions:	Yes	Concessions Amount: \$5,000
Agreement of Sale Dt:	08/05/22	Close Date: 08/31/22
Close Sale Type:	Standard Sale	Close Price: \$130,000.00
Buyer Financing:	FHA	Last List Price: \$125,000.00

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3038 Greenshire Ave, Claymont, DE 19703**Closed | 08/26/22****Residential****\$138,700**

MLS #: DENC2020778
 Tax ID #: 06-071.00-221
 Ownership Interest: Fee Simple
 Structure Type: Interior Row/Townhouse
 Levels/Stories: 2
 Waterfront: No
 Garage: Yes

Beds: 2
 Baths: 1 / 1
 Above Grade Fin SQFT: 1,400 / Assessor
 Assessor AbvGrd Fin SQFT: 1,120
 Price / Sq Ft: 99.07
 Year Built: 1986
 Style: Reverse
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: GREENSHIRE
 Subdiv / Neigh: GREENSHIRE

School District: [Brandywine](#)
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$2,069 / 2021
 School Tax: \$1,584
 County Tax: \$485 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Refuse Fee:
 Zoning: NCTH

Tax Assessed Value: \$58,500 / 2021
 Imprv. Assessed Value: \$49,400
 Land Assessed Value: \$9,100
 Special Assmt:
 Land Use Code: 0
 Block/Lot: 221

Rooms

	Bed	Bath
Upper 1		1 Half
Upper 2	2	1 Full

Building Info

Above Grade Fin SQFT: 1,400 / Assessor
 Below Grade Fin SQFT: 280 / Assessor
 Total Below Grade SQFT: 280 / Assessor
 Total Fin SQFT: 1,680 / Assessor
 Tax Total Fin SQFT: 1,680
 Total SQFT: 1,680 / Assessor
 Foundation Details: Slab

Construction Materials: Aluminum Siding

Lot

Lot Acres / SQFT: 0.07a / 3049sf / Assessor

Lot Size Dimensions: 20.00 x 143.80

Parking

Attached Garage - # of Spaces

1

Features: Attached Garage, Driveway, Garage - Front Entry

Driveway - # of Spaces
Total Parking Spaces

1

2

Interior Features

Interior Features: No Fireplace; Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Heat Pump(s); Heating Fuel: Electric; Hot Water: Electric;
 Water Source: Public; Sewer: Public Sewer

Remarks

Public: Short sale. The property is in rough shape. Roof leaks, plumbing leaks, window and door leaks. Deck is UNSAFE. Do not walk on deck. Built in 1986. Original roof and siding, kitchen, baths and flooring. Needs complete renovation. Subject to third party approval.

Listing Office

Listing Agent:	Daniel Duncan (3175250) (Lic# Unknown)	(302) 893-4180
Listing Agent Email:	1dunc@comcast.net	
Responsible Broker:	Daniel Duncan (3175250) (Lic# RB0020757-DE)	
Listing Office:	RE/MAX Edge (REMAXE1) (Lic# Unknown)	
	5560 Kirkwood Hwy, Wilmington, DE 19808-5002	
Office Phone:	(302) 442-4200	Office Fax:
		(302) 442-4201

Directions

Philadelphia Pike to Commonwealth to Greenshire

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	2.5% Of Gross
		Dual/Var Comm:	Yes

Listing Details

Original Price:	\$100,000	Owner Name:	Richard E Thompson
Vacation Rental:	No	DOM / CDOM:	1 / 1
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	08/26/22
Listing Service Type:	Full Service		
Dual Agency:	Yes		
Sale Type:	Short Sale		
Listing Term Begins:	04/01/2022		
Listing Entry Date:	04/01/2022		
Possession:	90-120 Days CD		
Acceptable Financing:	Cash		

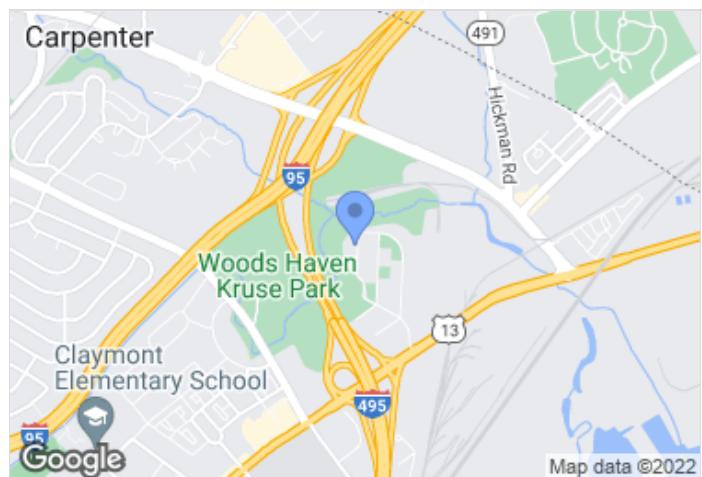
Sale/Lease Contract

Selling Agent:	Daniel Duncan (3175250) (Lic# Unknown)	(302) 893-4180	
Selling Agent Email:	1dunc@comcast.net		
Selling Office:	RE/MAX Edge (REMAXE1) (Lic# Unknown)		
Responsible Broker:	Daniel Duncan (3175250) (Lic# RB0020757-DE)		
Office Phone:	(302) 442-4200	Office Fax:	
Concessions:	No		
Agreement of Sale Dt:	04/01/22	Close Date:	08/26/22
Close Sale Type:	Standard Sale	Close Price:	\$138,700.00
Buyer Financing:	FHA	Last List Price:	\$100,000.00

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36 Denham Ave, Claymont, DE 19703**Closed | 10/15/22****Residential** **\$170,000**

MLS #: DENC2028854
 Tax ID #: 06-059.00-028
 Ownership Interest: Fee Simple
 Structure Type: Interior Row/Townhouse
 Levels/Stories: 2
 Waterfront: No
 Garage: No

Beds: 3
 Baths: 1
 Above Grade Fin SQFT: 1,125 / Estimated
 Assessor AbvGrd Fin SQFT:
 Price / Sq Ft: 151.11
 Year Built: 1920
 Style: Reverse
 Central Air: No
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Subdiv / Neigh: NONE AVAILABLE

School District: [Brandywine](#)
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$679 / 2021
 School Tax: \$520
 County Tax: \$159 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Refuse Fee:
 Zoning: NCTH

Tax Assessed Value: \$19,200 / 2021
 Imprv. Assessed Value: \$14,500
 Land Assessed Value: \$4,700
 Special Assmt:
 Land Use Code: 0
 Block/Lot: 028

Rooms

Bedroom 1: Upper 1
 Bedroom 2: Upper 1
 Bedroom 3: Upper 1
 Kitchen: Main
 Dining Room: Main
 Family Room: Main

	Bed	Bath
Upper 1	3	1 Full

Building Info

Yr Major Reno/Remodel: 2022
 Above Grade Fin SQFT: 1,125 / Estimated
 Total Fin SQFT: 1,125 / Estimated
 Total SQFT: 1,125 / Estimated
 Foundation Details: Block
 Basement Type: Unfinished

Construction Materials: Brick

Lot

Lot Acres / SQFT: 0.04a / 1742sf / Estimated

Lot Size Dimensions: 16.30 x 95.00

Parking

Total Parking Spaces

Unknown

Features: On Street

Interior Features

Interior Features: Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: No Cooling; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Buyers brokerage or attorneys office to hold escrow.

Public: Drop your bags and move right in! 36 Denham is the home you have been waiting for! This brick 3 bedroom/1 bath townhome has been fully renovated for a new owner! Conveniently Located to 95 and 495, minutes to both PA and to Wilmington! This property has a full basement and large back deck as well! All for under 200k!

Listing OfficeListing Agent: [Megan Carpenter](#) (3328329) (Lic# Unknown) (302) 377-1256Listing Agent Email: megancarpenterells@gmail.com

Responsible Broker: Bruce White Jr. (3167856) (Lic# RB-0002554-DE)

Listing Office: [RE/MAX Elite](#) (RMWILM) (Lic# Unknown)

5307 Limestone Rd Ste 100, Wilmington, DE 19808-1275

Office Phone: (302) 234-2500 Office Fax: (302) 234-5454

Directions

see address

CompensationBuyer Agency Comp: 2.5% Of Gross Sub Agency Comp: \$0
Compensation Rmks: Minus \$250 Offer management fee Dual/Var Comm: No**Listing Details**Original Price: \$168,888 DOM / CDOM: 8 / 8
Vacation Rental: No Original MLS Name: BRIGHT
Listing Agrmnt Type: Exclusive Right Off Market Date: 10/21/22
Prospects Excluded: No
Listing Service Type: Full Service
Dual Agency: Yes
Sale Type: Standard
Listing Term Begins: 08/01/2022
Listing Entry Date: 08/01/2022
Possession: Immediate
Acceptable Financing: Cash, Conventional, FHA, VA**Sale/Lease Contract**Selling Agent: [Daryl Huber](#) (3187640) (Lic# Unknown) (610) 368-7520Selling Agent Email: daryl.huber@foxroach.comSelling Office: [BHHS Fox & Roach - Hockessin](#) (61022) (Lic# R5-0001333)

Responsible Broker: Gail Renulfi (3154669) (Lic# RB-0003097-DE)

88 Lantana Dr, Hockessin, DE 19707-8814

Office Phone: (302) 999-9999 Office Fax: (302) 999-0578

Selling Office Email: gail.renulfi@foxroach.com

Concessions: No

Agreement of Sale Dt: 08/08/22 Close Date: 10/15/22

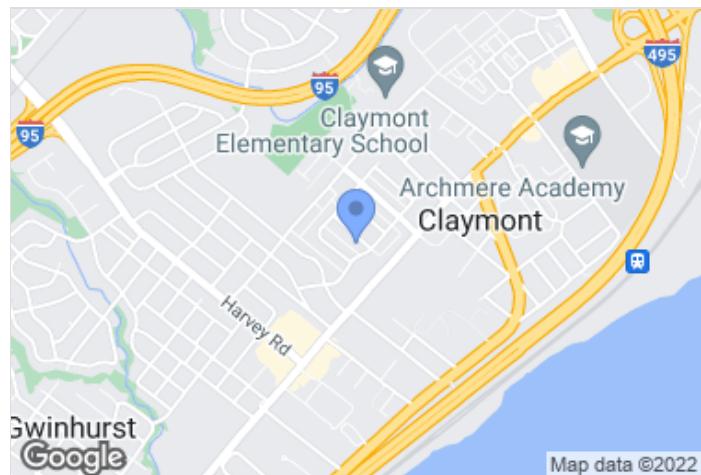
Close Sale Type: Standard Sale Close Price: \$170,000.00

Buyer Financing: FHA Last List Price: \$168,888.00

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3019 4th Ave, Claymont, DE 19703**Closed | 11/07/22****Residential****\$170,000**
Recent Change: **11/07/2022 : Closed : PND->CLS**

MLS #: DENC2024618
 Tax ID #: 06-084.00-228
 Ownership Interest: Fee Simple
 Unit Entry Floor: 1
 Structure Type: Interior Row/Townhouse
 Levels/Stories: 2
 Waterfront: No
 Garage: No

Beds: 4
 Baths: 1
 Above Grade Fin SQFT: 1,150 / Assessor
 Assessor AbvGrd Fin SQFT: 1,150
 Price / Sq Ft: 147.83
 Year Built: 1954
 Property Condition: Average
 Style: Colonial
 Central Air: No
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: CLEARFIELD
 Subdiv / Neigh: CLEARFIELD

School District: [Brandywine](#)
 High School: Brandywine
 Middle/Junior School: Talley
 Cross Street: Court
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$1,542 / 2022
 School Tax: \$1,183
 County Tax: \$360 / Annually
 Clean Green Assess: No
 Zoning: NCTH

Tax Assessed Value: \$43,600 / 2022
 Imprv. Assessed Value: \$36,700
 Land Assessed Value: \$6,900
 Land Use Code: 0
 Block/Lot: 228

Rooms

Primary Bedroom: Upper 1 14 x 11
 Bedroom 2: Upper 1 14 x 9
 Bedroom 3: Upper 1 13 x 10
 Living Room: Main 16 x 14
 Dining Room: Main 14 x 9
 Kitchen: Main 14 x 7
 Bedroom 1: Lower 1 10 x 8
 Family Room: Lower 1 14 x 10
 Laundry: Lower 1

	Bed	Bath
Upper 1	3	1 Full
Lower 1	1	

Building Info

Above Grade Fin SQFT: 1,150 / Assessor
 Total Fin SQFT: 1,150 / Assessor
 Tax Total Fin SQFT: 1,150
 Total SQFT: 1,150 / Assessor
 Foundation Details: Block

Construction Materials: Block, Brick, Composition
 Flooring Type: Laminated, Wood
 Roof: Composite, Flat

Basement Type: Full, Partially Finished

Lot

Lot Acres / SQFT: 0.05a / 2178sf / Assessor
Fencing: Chain Link

Lot Size Dimensions: 0.00 x 0.00
Lot Features: Front Yard, Rear Yard

Parking

Total Parking Spaces Unknown Features: On Street

Interior Features

Interior Features: Kitchen - Eat-In; No Fireplace; Dryer, Oven/Range - Electric, Refrigerator, Washer, Water Heater;
Accessibility Features: None; Basement Laundry

Exterior Features

Exterior Features: Exterior Lighting, Sidewalks, Street Lights; Pool: No Pool

Utilities

Utilities: Electric Available, Phone Available, Sewer Available, Water Available; No Cooling; Cooling Fuel: None;
Electric Service: Circuit Breakers; Heating: Forced Air, Hot Water; Heating Fuel: Oil; Hot Water: Natural Gas;
Water Source: Public; Sewer: Public Sewer

Remarks

Public: Come see this 3 Bedroom 1 Bath Maintenance Free Brick Townhouse located in the heart of Claymont.
Features are a Spacious Living Room, Generously sized Dining Room, Eat in Kitchen. Upstairs you have a Large Master Bedroom with Two Closets, and Two other Bedrooms and updated Main Bath. On the Lower Level you have a Family Room, great for entertaining and a Forth Bedroom or Computer Room. Hardwood Floors, All appliances stay in as Is condition. Nice size rear yard, for those summer picnics. Roof was recoated in 2021. Schedule your appointment today. Quick Possession Close to Shopping, I-95, Restaurants, Churches, and the Phila, Airport. MOTIVATED SELLER

Listing Office

Listing Agent:	Deena Dostillio (3120331) (Lic# Unknown)	(302) 762-5077	
Listing Agent Email:	ldostillio@yahoo.com		
Responsible Broker:	Gail Renulfi (3154669) (Lic# RB-0003097-DE)		
Listing Office:	BHHS Fox & Roach - Hockessin (61022) (Lic# R5-0001333) 88 Lantana Dr, Hockessin, DE 19707-8814		
Office Manager:	Gail Renulfi (3154669)		
Office Phone:	(302) 999-9999	Office Fax:	(302) 999-0578
Office Email:	gail.renulfi@foxroach.com		

Directions

Philadelphia Pike to Commonwealth to Court turn left on 4th avenue House on right.

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$200,000	Previous List Price:	\$189,900
Vacation Rental:	No	Owner Name:	Lorna P Griffith
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	121 / 121
Prospects Excluded:	No	Listing Terms:	As is Condition
Listing Service Type:	Full Service	Original MLS Name:	BRIGHT
Dual Agency:	Yes	Off Market Date:	11/07/22
Sale Type:	Standard	Documents Available:	Seller's Property Disclosure, Lead Paint Disclosure
Listing Term Begins:	06/13/2022		
Listing Entry Date:	06/13/2022		
Possession:	Immediate, Settlement		
Acceptable Financing:	Cash, Conventional, FHA, VA		
Federal Flood Zone:	No		
Disclosures:	Lead Based Paint - State, Prop Disclosure		

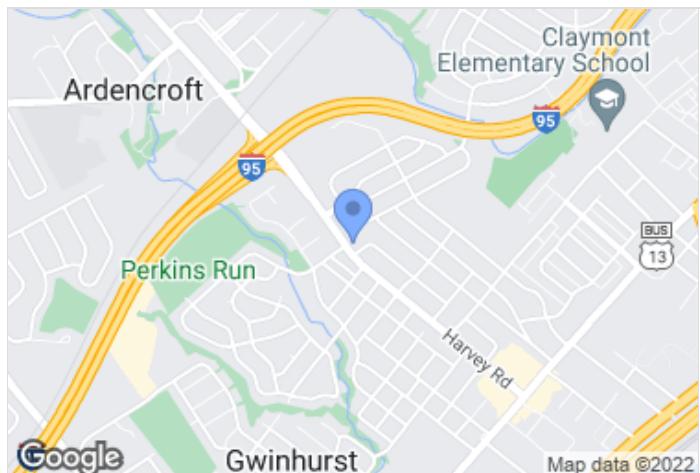
Sale/Lease Contract

Selling Agent:	Roselyn Harper (3325351) (Lic# Unknown)	(301) 233-3579
Selling Agent Email:	roselyn.harper@foxroach.com	
Selling Office:	BHHS Fox & Roach - Hockessin (61022) (Lic# R5-0001333)	
Responsible Broker:	Gail Renulfi (3154669) (Lic# RB-0003097-DE)	

88 Lantana Dr, Hockessin, DE 19707-8814
Office Phone: (302) 999-9999 Office Fax: (302) 999-0578
Selling Office Email: gail.renulfi@foxroach.com
Concessions: No
Agreement of Sale Dt: 10/10/22 Close Date: 11/07/22
Close Sale Type: Standard Sale Close Price: \$170,000.00
Buyer Financing: Cash Last List Price: \$175,000.00

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703 Harvey Rd, Claymont, DE 19703**Closed | 08/30/22****Residential****\$195,000**

MLS #: DENC2023614
 Tax ID #: 06-083.00-414
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 1
 Waterfront: No
 Garage: No

Beds: 3
 Baths: 1 / 0
 Above Grade Fin SQFT: 1,325 / Assessor
 Assessor AbvGrd Fin SQFT: 1,325
 Price / Sq Ft: 147.17
 Year Built: 1953
 Style: Ranch/Rambler
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: KENILWORTH SEC 3
 Subdiv / Neigh: KENILWORTH

School District: Brandywine
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$1,631 / 2021
 School Tax: \$1,248
 County Tax: \$382 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Refuse Fee:
 Zoning: NC6.5

Tax Assessed Value: \$46,100 / 2021
 Imprv. Assessed Value: \$38,400
 Land Assessed Value: \$7,700
 Special Assmt:
 Land Use Code: 0
 Block/Lot: A / 414

Rooms

	Bed	Bath
Main	3	1 Full

Building Info

Above Grade Fin SQFT: 1,325 / Assessor
 Total Fin SQFT: 1,325 / Assessor
 Tax Total Fin SQFT: 1,325
 Total SQFT: 1,325 / Assessor
 Foundation Details: Slab

Construction Materials: Aluminum Siding, Brick, Vinyl Siding

Lot

Lot Acres / SQFT: 0.15a / 6534sf / Assessor Lot Size Dimensions: 75.00 x 100.00

Parking

Total Parking Spaces Unknown Features: Driveway

Interior Features

Interior Features: Fireplace(s): 1, Wood; Accessibility Features: None; Main Floor Laundry

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Bottled Gas; Heating: Baseboard - Hot Water; Heating Fuel: Oil; Hot Water: Oil; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Washer, Dryer and Refrigerator "as is"

Public:

Welcome to 703 Harvey Road. Affordable Ranch home featuring 3 bedrooms, 1 full bath, formal living room with wood burning fireplace, family room addition and cozy screened in porch. First floor laundry. This quaint home is situated on a private, flat lot and conveniently located to many major routes including 202, 13, and I-95 to name a few. A home and termite inspection have been complete. Please see attached to listing. ALL Electrical Repairs have been complete that are listed on the Home Inspection Report.

Listing Office

Listing Agent: [Lois Dambro](#) (3156090) (Lic# RS0018380) (610) 213-3806
 Listing Agent Email: lois_dambro@yahoo.com
 Broker of Record: Nick D'Ambrosia (18809) [Click for License](#)
 Listing Office: [Long & Foster Real Estate, Inc.](#) (LF-MED) (Lic# RM421747)
 1109 W Baltimore Pike Ste E, Media, PA 19063
 Office Manager: Beth Endrizzi (3149678)
 Office Phone: (610) 892-8300 Office Fax: (610) 892-8301

Directions

Marsh Road to Harvey

Compensation

Buyer Agency Comp: 2.5% Of Gross Sub Agency Comp: 0% Of Gross
 Dual/Var Comm: Yes

Listing Details

Original Price:	\$200,000	Previous List Price:	\$225,000
Vacation Rental:	No	Owner Name:	Doris I Nash & William A Nash Jr
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	27 / 27
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Off Market Date:	08/30/22
Dual Agency:	Yes		
Sale Type:	Standard		
Listing Term Begins:	05/15/2022		
Listing Entry Date:	05/15/2022		
Possession:	0-30 Days CD		

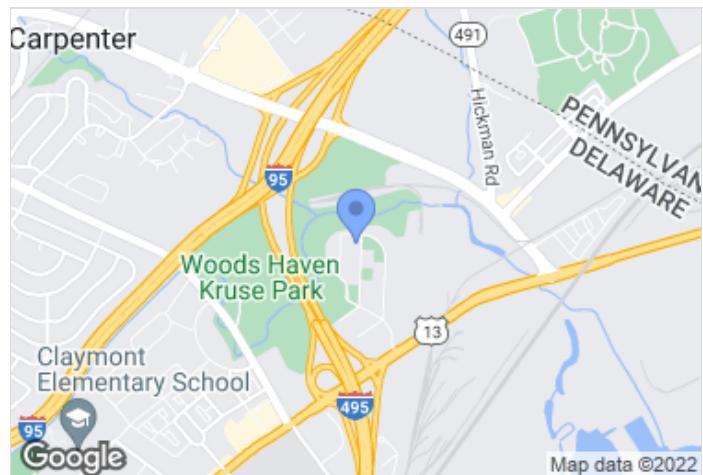
Sale/Lease Contract

Selling Agent: [Richele Thurston](#) (3328824) (Lic# Unknown) (973) 985-9609
 Selling Agent Email: rthurston@psre.com
 Selling Office: [Patterson-Schwartz-Hockessin](#) (PS-LANC) (Lic# Unknown)
 Responsible Broker: Joe Pluscht (3167947) (Lic# R1-0002876-DE)
 7234 Lancaster Pike Ste 100A, Hockessin, DE 19707-9273
 Office Phone: (302) 239-3000 Office Fax: (302) 239-3026
 Selling Office Email: ssedita@psre.com
 Concessions: No
 Agreement of Sale Dt: 07/24/22 Close Date: 08/30/22
 Close Sale Type: Standard Sale Close Price: \$195,000.00
 Buyer Financing: Conventional Last List Price: \$200,000.00

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58 Colby Ave, Claymont, DE 19703**Closed | 10/24/22****Residential****\$212,500**

MLS #: DENC2031140
 Tax ID #: 06-059.00-081
 Ownership Interest: Fee Simple
 Structure Type: Twin/Semi-Detached
 Levels/Stories: 3
 Waterfront: No
 Garage: No

Beds: 4
 Baths: 1 / 1
 Total Rooms: 7
 Above Grade Fin SQFT: 1,900 / Assessor
 Assessor AbvGrd Fin SQFT: 1,900
 Price / Sq Ft: 111.84
 Year Built: 1920
 Style: Traditional
 Central Air: Yes
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: KNOLLWOOD
 Subdiv / Neigh: KNOLLWOOD

School District: [Brandywine](#)
 High School: Brandywine
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$1,115 / 2022
 County Tax: \$255 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Zoning: NC5

Tax Assessed Value: \$30,800
 Imprv. Assessed Value: \$26,000
 Land Assessed Value: \$4,800
 Land Use Code: 0
 Block/Lot: 081

Rooms

	Bed	Bath
Main		1 Half
Upper 1	3	1 Full
Upper 2	1	

Building Info

Above Grade Fin SQFT: 1,900 / Assessor
 Total Fin SQFT: 1,900 / Assessor
 Tax Total Fin SQFT: 1,900
 Total SQFT: 1,900 / Assessor
 Wall & Ceiling Types: 9Ft+ Ceilings
 Foundation Details: Block, Concrete Perimeter
 Basement Type: Full, Outside Entrance, Walkout Stairs

Construction Materials: Aluminum Siding, Stucco, Vinyl Siding
 Flooring Type: Hardwood

Lot

Lot Acres / SQFT: 0.07a / 3049sf / Assessor
 Fencing: Chain Link, Fully, Panel

Lot Size Dimensions: 27.50 x 113.00

Parking

Total Parking Spaces

Unknown

Features: Driveway

Interior Features

Interior Features:

Built-Ins, Combination Dining/Living, Wood Floors; Accessibility Features: None; Basement Laundry

Exterior Features

Exterior Features:

Sidewalks, Stone Retaining Walls; Pool: No Pool

Utilities

Utilities:

Central A/C; Cooling Fuel: Electric; Heating: 90% Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agent:

Email offers to Doris.shorts@gmail.com

Public:

Welcome Home! This spacious home features updates from top to bottom. The main level showcases a large living & dining room along with a half bathroom. The newly updated kitchen features new cabinets, granite countertops, a stylish backsplash, & stainless steel appliances. The second level consists of three spacious bedrooms & a full updated bathroom. The third level offers a sizable fourth bedroom that covers the entire top floor. The outdoors feature a fenced in backyard with a nice sized deck for all your outdoor entertainment pleasures. The home also boasts a enclosed front porch & driveway for your off street parking need. The home also features a new roof, new HVAC, new flooring, & fresh paint throughout. All this with convenient access I-95 & I-495. Come take a look & get ready to move in.

Listing Office

Listing Agent:

[Doris Shorts](#) (3177179) (Lic# Unknown)

(302) 312-6093

Listing Agent Email:

doris.shorts@gmail.com

Broker of Record:

Deborah Harris (3156107) [Click for License](#)

Listing Office:

[RE/MAX Associates - Newark](#) (RMASO-SU) (Lic# R5-0002322)

228 Suburban Dr, Newark, DE 19711-3596

Office Phone:

(302) 453-3200

Office Fax:

(302) 453-3208

Directions

Philadelphia Pike to Alcott Ave, Right on Colby, Home on your left

Compensation

Buyer Agency Comp:

2.5% Of Gross

Sub Agency Comp:

0% Of Gross

Dual/Var Comm:

No

Listing Details

Original Price:

\$229,000

Owner Name:

JIHAN & FAMILY LLC

Vacation Rental:

No

DOM / CDOM:

6 / 6

Listing Agrmnt Type:

Exclusive Right

Original MLS Name:

BRIGHT

Prospects Excluded:

No

Off Market Date:

10/24/22

Listing Service Type:

Full Service

Documents Available:

Seller's Property Disclosure

Dual Agency:

No

Sale Type:

Standard

Listing Term Begins:

09/10/2022

Listing Entry Date:

09/10/2022

Possession:

Immediate

Acceptable Financing:

Cash, Conventional, FHA, VA

Federal Flood Zone:

No

Sale/Lease Contract

Sell Team Name:

[REvolution Group](#)

Selling Agent:

[Shonda Kelly](#) (3178254) (Lic# Unknown)

(302) 922-0434

Selling Agent Email:

shonda@revolutiongroupde.com

Selling Office:

[Keller Williams Realty](#) (KWBCH03) (Lic# Unknown)

Broker of Record:

Walt Taraila (3260673)

Office Phone:

14 S. Maple Ave, Milford, DE 19963-1950

Office Fax:

(302) 360-0350

Co-Selling Agent:

[KEILANNA BROWN](#) (3258745) (Lic# Unknown)

Concessions:

No

Agreement of Sale Dt:

09/15/22

Close Date:

10/24/22

Close Sale Type:

Standard Sale

Close Price:

\$212,500.00

Buyer Financing:

Conventional

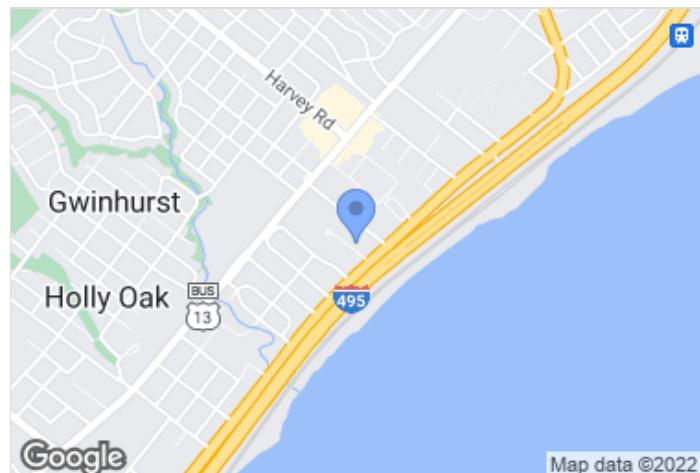
Last List Price:

\$229,000.00

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5 Fairfield Rd, Claymont, DE 19703**Closed | 09/15/22****Residential** **\$225,000**

MLS #: DENC2027208
 Tax ID #: 06-096.00-120
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 1
 Furnished: No
 Waterfront: No
 Garage: Yes

Beds: 2
 Baths: 1
 Above Grade Fin SQFT: 1,050 / Assessor
 Assessor AbvGrd Fin SQFT: 1,050
 Price / Sq Ft: 214.29
 Year Built: 1940
 Property Condition: Very Good
 Style: Ranch/Rambler
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: ROLLING PARK
 Subdiv / Neigh: ROLLING PARK

School District: [Brandywine](#)
 High School: Brandywine
 Middle/Junior School: Dupont
 Elementary School: Maple Lane
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$1,606 / 2021
 School Tax: \$1,229
 County Tax: \$376 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Refuse Fee:
 Zoning: NC6.5

Tax Assessed Value: \$45,400 / 2021
 Imprv. Assessed Value: \$33,900
 Land Assessed Value: \$11,500
 Special Assmt:
 Block/Lot: 120

Rooms

Living Room:	Main	15 x 14	Main	Bed	Bath
Dining Room:	Main	10 x 10			
Kitchen:	Main	15 x 11			
Bedroom 1:	Main	10 x 10			
Bedroom 2:	Main	10 x 9			
Sun/Florida Room:	Main	19 x 9			

Main	2	1 Full
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Building Info

Above Grade Fin SQFT: 1,050 / Assessor
 Total Fin SQFT: 1,050 / Assessor
 Tax Total Fin SQFT: 1,050
 Total SQFT: 1,050 / Assessor
 Wall & Ceiling Types: Dry Wall
 Foundation Details: Slab

Construction Materials: Asbestos, Stone
 Flooring Type: Carpet, Laminate Plank
 Roof: Shingle

Lot

Lot Acres / SQFT: 0.16a / 6969sf / Assessor Lot Size Dimensions: 55.00 x 124.00

Parking

Detached Garage - # of Spaces	1	Features:	Detached Garage, Driveway, Garage - Front Entry
Driveway - # of Spaces	4		
Total Parking Spaces	5		

Interior Features

Interior Features: Accessibility Features: No Stairs, Ramp - Main Level

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Electric Service: 100 Amp Service; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Back on the Market Due to Home Sale Contingency Fall Through - This is an estate sale. The heirs never lived in the home and have filled out the disclosures to their best knowledge. Overlapping showings have been allowed. Handicap Ramp can be removed at buyers request. Home Inspection Done, Repairs Uploaded to Documents. Full Inspection Report upon request.

Public: Back On The Market, Great Opportunity! - Adorable One Floor living home in Rolling Park. Home has been maintained and cared for over 30 years. Kitchen and bathroom were expanded and remodeled. Enclosed back porch had just been spruced up and painted. The home is sparkling clean and move in ready. Great price point for first time home buyer or one floor living for down sizer. Large, flat back yard with both a shed and a detached garage. Quiet neighborhood on a cul-de-sac limits traffic. Convenient to train station and interstate 95. Come see in person how this home works for you!

Listing Office

Listing Agent:	Blair Helmick (3183667) (Lic# Unknown)	(302) 354-6216
Listing Agent Email:	blair.helmick@compass.com	
Broker of Record:	John Bilek (332625) Click for License	
Listing Office:	Compass (COMPASS3) (Lic# RM-0010666)	
Office Manager:	3701 Kennett Pike, Wilmington, DE 19807-2161	
Office Phone:	Michael Morabito (3310718)	
	(302) 202-9855	

Directions

Governor Printz to Fairfield Rd

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	\$0
		Dual/Var Comm:	No

Listing Details

Original Price:	\$220,000	Owner Name:	Estate of Dorothy Krauss
Vacation Rental:	No	DOM / CDOM:	10 / 10
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	09/15/22
Listing Service Type:	Full Service		
Dual Agency:	Yes		
Sale Type:	Standard		
Listing Term Begins:	07/06/2022		
Listing Entry Date:	07/06/2022		
Possession:	31-60 Days CD, Immediate		
Acceptable Financing:	Cash, Conventional, FHA 203(b), VA		
Disclosures:	Lead Based Paint - State, Prop Disclosure, Radon		

Sale/Lease Contract

Selling Agent:	Josh Hutton (3334527) (Lic# Unknown)	(609) 384-5783
Selling Agent Email:	josh@emeraldc21.com	
Selling Office:	Century 21 Emerald (55608) (Lic# RM-0000533)	
Broker of Record:	Beau Zebley (3337029)	
Office Phone:	3411 Silverside Blvd Unit, Wilmington, DE 19810 (302) 798-1000	

Selling Office Email: mike@emeraldc21.com
Concessions: No
Agreement of Sale Dt: 07/11/22 Close Date: 09/15/22
Close Sale Type: Standard Sale Close Price: \$225,000.00
Buyer Financing: Conventional Last List Price: \$220,000.00

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1 2nd Ave, Claymont, DE 19703**Closed | 08/30/22****Residential****\$229,000**

MLS #: DENC2027186
 Tax ID #: 06-084.00-371
 Ownership Interest: Fee Simple
 Structure Type: Interior Row/Townhouse
 Levels/Stories: 2
 Waterfront: No
 Garage: No

Beds: 3
 Baths: 2 / 0
 Total Rooms: 6
 Above Grade Fin SQFT: 1,050 / Assessor
 Assessor AbvGrd Fin SQFT: 1,050
 Price / Sq Ft: 218.10
 Year Built: 1920
 Style: Other
 Central Air: Yes
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: OVERLOOK COLONY
 Subdiv / Neigh: OVERLOOK COLONY

School District: [Brandywine](#)
 High School: Brandywine
 Cross Street: E. Brandywine
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$998 / 2021
 School Tax: \$764
 County Tax: \$234 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Refuse Fee:
 Zoning: NCTH

Tax Assessed Value: \$28,200 / 2021
 Imprv. Assessed Value: \$21,300
 Land Assessed Value: \$6,900
 Special Assmt:
 Land Use Code: 0
 Block/Lot: 371

Rooms

Primary Bedroom: Upper 1 10 x 12
 Bedroom 1: Upper 1 7 x 11
 Bedroom 2: Upper 1 7 x 11
 Kitchen: Main 13 x 7, Kitchen - Electric Cooking
 Dining Room: Main 13 x 10
 Living Room: Main 16 x 10
 Attic: Unknown Attic - Pull-Down Stairs
 Primary Bedroom: Unknown

	Bed	Bath
Upper 1	3	1 Full
Lower 1		1 Full

Building Info

Above Grade Fin SQFT: 1,050 / Assessor
 Total Fin SQFT: 1,050 / Assessor
 Tax Total Fin SQFT: 1,050
 Total SQFT: 1,050 / Assessor
 Foundation Details: Brick/Mortar

Construction Materials: Brick, Vinyl Siding
 Flooring Type: Wood
 Roof: Shingle

Basement Type: Full

Lot

Lot Acres / SQFT: 0.05a / 2178sf / Estimated Lot Size Dimensions: 20.00 x 114.80
Lot Features: Front Yard, Rear Yard

Parking

Total Parking Spaces Unknown Features: On Street

Interior Features

Interior Features: Breakfast Area, Ceiling Fan(s); No Fireplace; Accessibility Features: None; Basement Laundry

Exterior Features

Exterior Features: Deck(s), Porch(es); Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Electric Service: Circuit Breakers; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Please email offer to Doris.shorts@gmail.com.

Public: Welcome Home! This spacious home features updates from top to bottom. The large eat in kitchen boasts a large island, granite countertops, stylish backsplash, & stainless steel appliances. The upstairs consists of 3 spacious bedrooms & an update bathroom. The finished basement has a full bathroom with a stand-up shower. The outdoors offer an enclosed front porch & a rear deck for all your outdoor entertainment pleasures. The home also features a new roof, new A/C, new flooring, & fresh paint throughout. All this with close access to Philadelphia Pike, I-95 & 495. Just minutes from the PA/DE border. Come take a tour & get ready to move in.

Listing Office

Listing Agent: [Doris Shorts](#) (3177179) (Lic# Unknown) (302) 312-6093
Listing Agent Email: doris.shorts@gmail.com
Broker of Record: Deborah Harris (3156107) [Click for License](#)
Listing Office: [RE/MAX Associates - Newark](#) (RMASO-SU) (Lic# R5-0002322)
228 Suburban Dr, Newark, DE 19711-3596

Office Phone: (302) 453-3200 Office Fax: (302) 453-3208

Directions

Philadelphia Pike to Commonwealth Ave, Right on W Brandywine Ave, Left on 2nd Ave. Home on Left

Compensation

Buyer Agency Comp: 2.5% Of Gross Sub Agency Comp: 0% Of Gross
Dual/Var Comm: No

Listing Details

Original Price:	\$229,000	Owner Name:	JIHAN & FAMILY LLC
Vacation Rental:	No	DOM / CDOM:	23 / 23
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	08/30/22
Listing Service Type:	Full Service	Lease Considered:	No
Dual Agency:	No	Documents Available:	Seller's Property Disclosure
Sale Type:	Standard		
Listing Term Begins:	07/07/2022		
Listing Entry Date:	07/07/2022		
Possession:	Immediate		
Acceptable Financing:	Cash, Conventional, FHA, VA		

Sale/Lease Contract

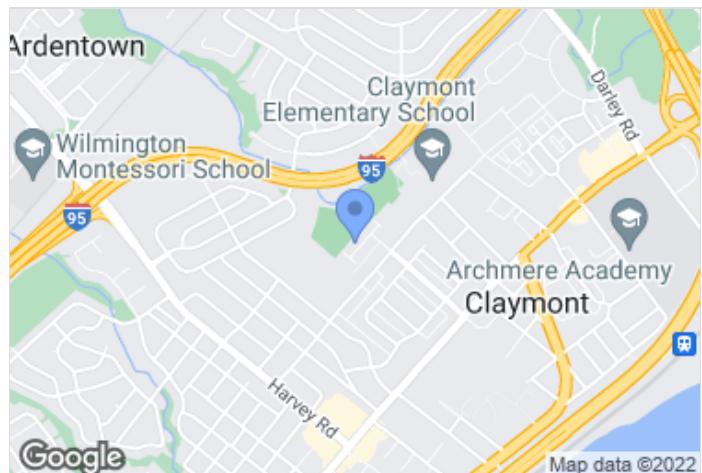
Selling Agent:	John Patrick (3142612) (Lic# Unknown)	(610) 659-1746
Selling Agent Email:	johnpatrick@kw.com	
Selling Office:	KW Greater West Chester (KW-WCP) (Lic# RB068708)	
Broker of Record:	John Patrick (3142612)	
Office Phone:	300 Willowbrook Ln Ste 310, West Chester, PA 19382-4877 (610) 436-6500	
Selling Office Email:	johnpatrick@kw.com	
Concessions:	No	
Agreement of Sale Dt:	08/04/22	Close Date: 08/30/22

Close Sale Type: **Standard Sale**
Buyer Financing: **Conventional**

Close Price: **\$229,000.00**
Last List Price: **\$229,000.00**

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3034 Greenshire Ave, Claymont, DE 19703**Closed | 09/30/22****Residential** **\$235,000**

MLS #: DENC2027674
 Tax ID #: 06-071.00-217
 Ownership Interest: Fee Simple
 Structure Type: Interior Row/Townhouse
 Levels/Stories: 3
 Waterfront: No
 Garage: Yes

Beds: 2
 Baths: 2 / 1
 Above Grade Fin SQFT: 1,600 / Assessor
 Assessor AbvGrd Fin SQFT: 1,280
 Price / Sq Ft: 146.88
 Year Built: 1985
 Style: Reverse
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: GREENSHIRE
 Subdiv / Neigh: GREENSHIRE

School District: Brandywine
 High School: Mount Pleasant
 Middle/Junior School: Talley
 Elementary School: Claymont
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$2,264 / 2021
 School Tax: \$1,733
 County Tax: \$531 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Refuse Fee:
 Zoning: NCTH

Tax Assessed Value: \$64,000 / 2021
 Imprv. Assessed Value: \$54,900
 Land Assessed Value: \$9,100
 Special Assmt:
 Land Use Code: 0
 Block/Lot: 217

Rooms

Primary Bedroom: Upper 1 18 x 11
 Bedroom 2: Upper 1 14 x 10
 Living Room: Main 20 x 20
 Kitchen: Main 12 x 12
 Family Room: Lower 1

	Bed	Bath
Main		1 Half
Upper 1	2	2 Full

Building Info

Above Grade Fin SQFT: 1,600 / Assessor
 Below Grade Fin SQFT: 320 / Assessor
 Total Below Grade SQFT: 320 / Assessor
 Total Fin SQFT: 1,920 / Assessor
 Tax Total Fin SQFT: 1,920
 Total SQFT: 1,920 / Assessor
 Foundation Details: Slab

Construction Materials: Aluminum Siding, Brick, Vinyl Siding

Lot

Lot Acres / SQFT: 0.07a / 3049sf / Assessor Lot Size Dimensions: 20.00 x 143.80

Parking

Attached Garage - # of Spaces 1 Features: Attached Garage, Driveway, Garage Door Opener, Inside Access
Total Parking Spaces 1

Interior Features

Interior Features: Carpet, Ceiling Fan(s), Kitchen - Eat-In; Dishwasher, Dryer, Oven/Range - Electric, Range Hood, Refrigerator, Washer; Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Electric Service: 150 Amps; Heating: Heat Pump(s); Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Please be aware, there are video cameras on the property.

Public: Welcome to Greenshire! This 2 Bedroom 2 1/2 bath townhouse has been freshly painted, cleaned and is movie in ready. Enter from the lower level where there is garage entry and a sizable family room with rear yard access. Up the stairs to the main level with kitchen, oversized living room and an upgraded deck where you can see the awesome open space behind the unit. Third level has a very large main bedroom and an additional bedroom with private bath. In the rear there are open fields and a track. Home is within walking distance to the elementary school and community center. Claymont is up and coming with a new train station, new housing and the Claymont Renascence group keeping businesses looking their best. Also with easy access to 95 allowing quick trips to Philadelphia and Wilmington.

Listing Office

Listing Agent: [Blair Helmick](#) (3183667) (Lic# Unknown) (302) 354-6216
 Listing Agent Email: blair.helmick@compass.com
 Broker of Record: John Bilek (3332625) [Click for License](#)
 Listing Office: [Compass](#) (COMPASS3) (Lic# RM-0010666)
 3701 Kennett Pike, Wilmington, DE 19807-2161
 Office Manager: Michael Morabito (3310718)
 Office Phone: (302) 202-9855

Directions

Green Street to L on Commonwealth to L on Greenshire

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	\$0
		Dual/Var Comm:	No

Listing Details

Original Price:	\$230,000	Owner Name:	Cameron & Carla Hurley
Vacation Rental:	No	DOM / CDOM:	7 / 7
Listing Agmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	10/01/22
Listing Service Type:	Full Service	Home Warranty:	No
Dual Agency:	Yes	Pets Allowed:	Yes
Sale Type:	Standard	Pet Restrictions:	No Pet Restrictions
Listing Term Begins:	07/14/2022		
Listing Entry Date:	07/14/2022		
Possession:	31-60 Days CD		
Federal Flood Zone:	No		
Disclosures:	Lead Based Paint - State, Prop Disclosure, Radon		

Sale/Lease Contract

Selling Agent:	Sweets Harris (3327516) (Lic# Unknown)	(302) 331-9787
Selling Agent Email:	sevenblessings1@yahoo.com	
Selling Office:	On The Move Realty (ONTMV1) (Lic# Unknown)	
Broker of Record:	Doug Gallagher (3138471)	
Office Phone:	121 W N Main St 3, Camden, DE 19934-7321	
Concessions:	(302) 698-7955	
	No	

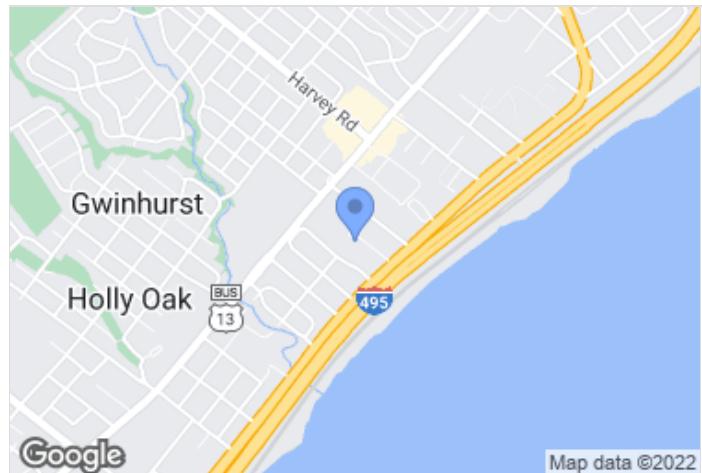
Agreement of Sale Dt: 07/20/22
Close Sale Type: Standard Sale
Buyer Financing: FHA

Close Date: 09/30/22
Close Price: \$235,000.00
Last List Price: \$230,000.00

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16 Fairfield Rd, Claymont, DE 19703**Closed | 09/23/22****Residential** **\$237,000**

MLS #: DENC2026038
 Tax ID #: 06-096.00-133
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 1
 Waterfront: No
 Garage: No

Beds: 3
 Baths: 1 / 1
 Total Rooms: 6
 Above Grade Fin SQFT: 1,050 / Estimated
 Assessor AbvGrd Fin SQFT: 1,000
 Price / Sq Ft: 225.71
 Year Built: 1949
 Style: A-Frame
 Central Air: Yes
 Basement: No

Location

County:	New Castle, DE	School District:	Brandywine
In City Limits:	No		
MLS Area:	Brandywine - New Castle County (30901)		
Subdiv / Neigh:	ROLLING PARK		

Taxes and Assessment

Tax Annual Amt / Year:	\$1,206 / 2021	Tax Assessed Value:	\$34,100
Zoning:	RESIDENTIAL		

Rooms

Primary Bedroom:	Main	Ceiling Fan(s), Flooring - HardWood	Main	3	1 Full, 1 Half
Bathroom 2:	Main	Ceiling Fan(s), Flooring - HardWood			
Bathroom 3:	Main	Ceiling Fan(s), Flooring - HardWood			
Bathroom 1:	Main	Flooring - Tile, Tub Shower			
Bathroom 2:	Main	Flooring - Tile			
Kitchen:	Main	Countertop(s) - Granite, Flooring - Tile, Kitchen - Gas Cooking			
Dining Room:	Main	Ceiling Fan(s), Flooring - HardWood, Living/Dining Room Combo			
Living Room:	Main	Flooring - HardWood, Living/Dining Room Combo			

Bed Bath**Building Info**

Above Grade Fin SQFT:	1,050 / Estimated	Construction Materials:	Brick Front, Vinyl Siding
Total Fin SQFT:	1,050 / Estimated		
Total SQFT:	1,050 / Estimated		
Foundation Details:	Crawl Space		

Lot

Lot Acres / SQFT:	0.23a / 10019sf / Estimated	Lot Size Dimensions:	57.90 x 185
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Parking

Total Parking Spaces

Unknown

Features: On Street

Interior Features

Interior Features:

Accessibility Features: None

Exterior Features

Exterior Features:

Awning(s), Sidewalks; Pool: No Pool

Utilities

Utilities:

Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions:

All stainless steal appliances, washer

Agent:

Property website: <https://listing.psre.com/NH05729> - Please make sure that all doors are locked and secured before you exit the home. Please remove shoes, freshly finished hardwood floors. Thank you.

Public:

Great North Wilmington, Claymont Delaware location. One floor living in this 3 Bedroom 1.5 bathroom partial Brick front situated on 0.23 acre, located on a low traffic, cul-de-sac street. A rare offering in the north Wilmington on community of Fairfield and under \$300,000! The brick front and triple window frames the entrance to a oak hardwood floor living room flowing into the dining area. The updated galley kitchen features an abundance of brand new cabinetry, granite counter tops. Brand new stainless steel single basin sink, all stainless steal appliances and ceramic tile floor and tiled back splash. Brand new natural gas hot water heater just off of the kitchen in the mud room. A single exit steel door from the mud room to the side and fully usable backyard. Really nice for outdoor activities. All three bedrooms have oak hardwood flooring. The main newly updated bathroom has a tub/shower, ceramic tile walls and ceramic tile flooring. Half bathroom just off of the living area has ceramic tiled flooring. Trane natural gas heat furnace. Brand new AC installed May 2022. Own this for less than your rental payment. Great opportunity to design your landscaping to your specifications. Not much more to do to this home, except move-in. Very convenient to I-495, with a direct route just minutes to the Philadelphia Airport, Philadelphia.

Listing Office

Listing Agent:

[Peggy Sheehan](#) (3159006) (Lic# Unknown)

(302) 743-4969

Listing Agent Email:

peggysheehan3@aol.com

Responsible Broker:

Joe Pluscht (3167947) (Lic# RB-0003485-DE)

Listing Office:

[Patterson-Schwartz-Middletown](#) (PS-NEW) (Lic# R5-0000667)

Office Manager:

4417 Summit Bridge Rd, Middletown, DE 19709-9549

Office Phone:

Dave Watlington (3155858)

Office Fax:

(302) 285-5105

Directions

I-95 North, Merge onto I-496 North 6 miles Take Exit 4 towards Turn right onto Governor Printz Blvd 13N 3.3 miles turn left onto 16 Fairfield Road, House is on your left

Compensation

Buyer Agency Comp:

2.5% Of Gross

Sub Agency Comp:

0% Of Gross

Dual/Var Comm:

No

Listing Details

Original Price:

\$270,000

DOM / CDOM:

32 / 32

Vacation Rental:

No

Original MLS Name:

BRIGHT

Listing Agrmnt Type:

Exclusive Right

Off Market Date:

09/23/22

Prospects Excluded:

No

Listing Service Type:

Full Service

Dual Agency:

Yes

Sale Type:

Standard

Listing Term Begins:

06/20/2022

Listing Entry Date:

06/20/2022

Possession:

31-60 Days CD

Acceptable Financing:

Cash, Conventional

Federal Flood Zone:

No

Disclosures:

Lead Based Paint - Federal, Prop

Disclosure, Radon

Sale/Lease Contract

Selling Agent:

[Shane Pezick](#) (3137348) (Lic# Unknown)

(302) 354-7121

Selling Agent Email:

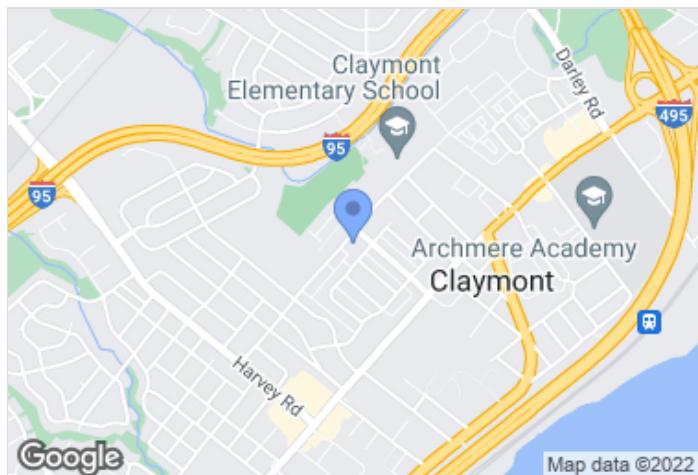
shanepezick@gmail.com

Selling Office: [RE/MAX Associates-Wilmington](#) (RMASO-CO) (Lic# R5-0002487)
Responsible Broker: John Ford (3154664) (Lic# Unknown)
3302 Concord Pike, Wilmington, DE 19803-5097
Office Phone: (302) 477-3900 Office Fax: (302) 477-3912
Selling Office Email: john@johnwf.com
Concessions: No
Agreement of Sale Dt: 08/25/22 Close Date: 09/23/22
Close Sale Type: Standard Sale Close Price: \$237,000.00
Buyer Financing: Cash Last List Price: \$270,000.00

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3114 Green St, Claymont, DE 19703**Closed | 10/21/22****Residential****\$240,000**

MLS #: DENC2031232
 Tax ID #: 06-084.00-166
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 2
 Waterfront: No
 Garage: Yes

Beds: 3
 Baths: 1
 Above Grade Fin SQFT: 1,600 / Assessor
 Assessor AbvGrd Fin SQFT: 1,600
 Price / Sq Ft: 150.00
 Year Built: 1940
 Property Condition: Excellent
 Style: Cape Cod
 Central Air: No
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: OVERLOOK COLONY
 Subdiv / Neigh: OVERLOOK COLONY

School District: [Brandywine](#)
 High School: Brandywine
 Middle/Junior School: Talley
 Elementary School: Claymont
 Cross Street: Harvey
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: 2022
 County Tax: Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Zoning: NC5

Tax Assessed Value: 2022
 Imprv. Assessed Value: \$35,300
 Land Assessed Value: \$8,000
 Land Use Code: 0
 Block/Lot: 166

Rooms

Bedroom 1: Upper 1 19 x 14
 Bedroom 2: Upper 1 19 x 10
 Bedroom 3: Main 18 x 14
 Family Room: Main 25 x 12
 Kitchen: Main 15 x 12
 Dining Room: Main 14 x 11

Bed Bath

Main	1
Upper 1	2

1	1 Full
---	--------

Building Info

Above Grade Fin SQFT: 1,600 / Assessor
 Total Fin SQFT: 1,600 / Assessor
 Tax Total Fin SQFT: 1,600
 Total SQFT: 1,600 / Assessor
 Wall & Ceiling Types: Dry Wall
 Foundation Details: Brick/Mortar
 Basement Type: Unfinished

Construction Materials: Aluminum Siding, Vinyl Siding
 Flooring Type: Carpet, Hardwood
 Roof: Asphalt

Lot

Lot Acres / SQFT: 0.13a / 5663sf / Assessor Lot Size Dimensions: 50.00 x 115.10

Parking

Attached Garage - # of Spaces	1	Features: Attached Garage, Driveway, On Street, Garage -
Driveway - # of Spaces	2	Front Entry, Asphalt Driveway
Total Parking Spaces	3	

Interior Features

Interior Features: Floor Plan-Traditional; Fireplace(s): , Wood; Accessibility Features: None; Basement Laundry

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Cable TV; Wall Unit; Cooling Fuel: None; Heating: Hot Water; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer; Internet Services: Cable

Remarks

Inclusions: Refrigerator, Washer, Dryer

Exclusions: Personal Property

Agent: Go and show. The Seller should be Philomena R. Lardear by her POA, Joseph Lardear.

Public: Close to I-95, Rte. 495, and Claymont Train station! Overlook community is a quaint community close to Claymont Elementary and local shopping areas. This original designed 2 Bedroom, 2-story Bungalow, 1 Full Bath was enhanced with large main level 3rd bedroom. The traditional layout offers large family room, formal dining room and eat in kitchen. 1-car garage is oversized and has rear door leading to large flat fenced backyard. The upper level has 2 large bedrooms and full bathroom. Unfinished full basement offers a multitude of opportunities to add living space or extra storage. Property is available for immediate occupancy and quicker closing is preferred.

Listing Office

Listing Agent:	Andy Mulrine (3151397) (Lic# Unknown)	(302) 547-7139
Listing Agent Email:	andymulrine@gmail.com	
Broker of Record:	John Ford (3154664) Click for License	
Listing Office:	RE/MAX Associates-Hockessin (RMASO-HK) (Lic# RM-0000417) 668 Yorklyn Rd, Hockessin, DE 19707-9688	
Office Phone:	(302) 234-3800	Office Fax: (302) 234-3805
Office Email:	john@johnwford.com	

Directions

I-95 North to Harvey Road. Left-Green Street to #3114 on right.

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	2.5% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$265,000	Owner Name:	Philomena R. Lardear by Joseph Ladear
Vacation Rental:	No	POA	
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	13 / 13
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Off Market Date:	10/23/22
Dual Agency:	No	Lease Considered:	No
Sale Type:	Standard	Home Warranty:	No
Listing Term Begins:	09/12/2022	Pets Allowed:	No
Listing Entry Date:	09/14/2022		
Possession:	Immediate		
Acceptable Financing:	Contract, FHA, VA		
Federal Flood Zone:	No		
Disclosures:	Prop Disclosure		

Sale/Lease Contract

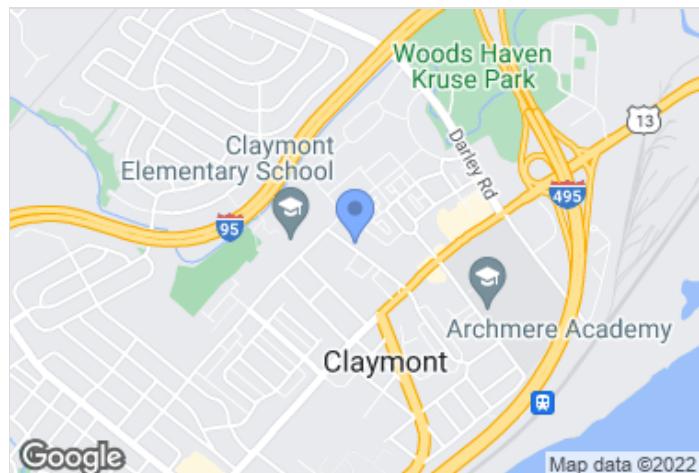
Selling Agent:	Heather Buckman (3309608) (Lic# Unknown)	(302) 365-4177
Selling Agent Email:	hbuckman@psre.com	
Selling Office:	Patterson-Schwartz-Hockessin (PS-LANC) (Lic# Unknown)	
Responsible Broker:	Joe Pluscht (3167947) (Lic# RB-0003485-DE) 7234 Lancaster Pike Ste 100A, Hockessin, DE 19707-9273	

Office Phone:	(302) 239-3000	Office Fax:	(302) 239-3026
Selling Office Email:	ssedita@psre.com		
Concessions:	No		
Agreement of Sale Dt:	09/26/22	Close Date:	10/21/22
Close Sale Type:	Standard Sale	Close Price:	\$240,000.00
Buyer Financing:	Conventional	Last List Price:	\$265,000.00

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30 Seminole Ave, Claymont, DE 19703**Closed | 10/07/22****Residential****\$245,000**

MLS #: DENC2031570
 Tax ID #: 06-071.00-172
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 1
 Waterfront: No
 Garage: Yes

Beds: 3
 Baths: 1
 Above Grade Fin SQFT: 1,825 / Assessor
 Assessor AbvGrd Fin SQFT: 1,825
 Price / Sq Ft: 134.25
 Year Built: 1933
 Style: Bungalow
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: BIGGER TRACT
 Subdiv / Neigh: CLAYMONT TERRACE

School District: [Brandywine](#)
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$57 / 2022
 School Tax: \$43
 County Tax: \$13 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Zoning: NC6.5

Tax Assessed Value: \$1,600 / 2022
 Imprv. Assessed Value: \$39,000
 Land Assessed Value: \$12,600
 Block/Lot: 172

Rooms

Main	Bed	Bath
	3	1 Full

Building Info

Above Grade Fin SQFT: 1,825 / Assessor
 Total Fin SQFT: 1,825 / Assessor
 Tax Total Fin SQFT: 1,825
 Total SQFT: 1,825 / Assessor
 Foundation Details: Other

Construction Materials: Frame

Lot

Lot Acres / SQFT: 0.31a / 13503sf / Assessor

Lot Size Dimensions: 100.00 x 139.90

Parking

Detached Garage - # of Spaces	1
Driveway - # of Spaces	4
Total Parking Spaces	5

Features: Detached Garage, Driveway, Additional Storage Area, Covered Parking, Garage - Front Entry

Interior Features

Interior Features: 1; Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Hot Water; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Public: Welcome home! This charming 3 bedroom 1 bath bungalow is move in ready and an absolute dream. With its prime location and great additions, you won't want to miss this one. Your future kitchen comes with a bundle of storage and plenty of counter space. A large lot like this is a rare find plus its perfect for your furry friends or family functions. Large detached garage.

Listing Office

Listing Agent:	Brian Foraker (3140455) (Lic# Unknown)	(302) 501-5218
Listing Agent Email:	brian@forakersales.com	
Broker of Record:	Stephen Marcus (3337646) Click for License	
Listing Office:	Foraker Realty Co. (FORR2) (Lic# Unknown)	
Office Manager:	135 E. State St, Kennett Square, PA 19348	
Office Phone:	Lindsay Dodge (3336516) (484) 406-3004	

Directions

Head southeast on Darley Rd toward Lenape Way., Turn right onto Philadelphia Pike., Turn right onto Seminole Ave., House is on the right

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$250,000	Owner Name:	The Estate of William Dmytrus
Vacation Rental:	No	DOM / CDOM:	5 / 5
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	10/12/22
Listing Service Type:	Full Service		
Dual Agency:	Yes		
Sale Type:	Standard		
Listing Term Begins:	09/16/2022		
Listing Entry Date:	09/17/2022		
Possession:	0-30 Days CD, 31-60 Days CD		
Acceptable Financing:	Cash, Contract, Conventional, FHA, VA		

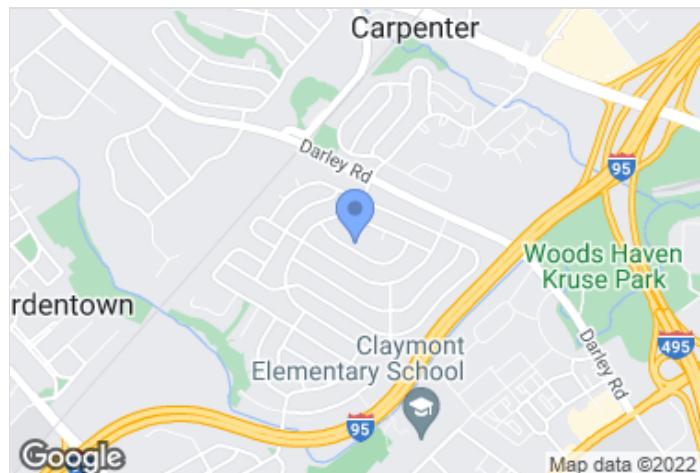
Sale/Lease Contract

Selling Agent:	Paige Whalen (3197000) (Lic# Unknown)	(484) 888-9006	
Selling Agent Email:	paige@forakersales.com		
Selling Office:	Foraker Realty Co. (FORR2) (Lic# Unknown)		
Broker of Record:	Stephen Marcus (3337646)		
Office Phone:	135 E. State St, Kennett Square, PA 19348 (484) 406-3004		
Concessions:	No		
Agreement of Sale Dt:	09/20/22	Close Date:	10/07/22
Close Sale Type:	Standard Sale	Close Price:	\$245,000.00
Buyer Financing:	Cash	Last List Price:	\$250,000.00

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27 Cameo Rd, Claymont, DE 19703**Closed | 10/20/22****Residential** **\$260,000**

MLS #: DENC2032400
 Tax ID #: 06-058.00-058
 Ownership Interest: Fee Simple
 Association: HOA
 Structure Type: Detached
 Levels/Stories: 2
 Waterfront: No
 Garage: No

Beds: 4
 Baths: 1 / 0
 Above Grade Fin SQFT: 773 / Assessor
 Assessor AbvGrd Fin SQFT: 773
 Price / Sq Ft: 336.35
 Year Built: 1955
 Style: Split Level
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: ASHBOURNE HILLS SC 4
 Subdiv / Neigh: ASHBOURNE HILLS

School District: Brandywine
 Cross Street: Darley
 Election District: LD08

Association / Community Info

HOA: Yes

HOA Fee: \$50 / Annually
 Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$1,935 / 2022
 School Tax: \$1,484
 County Tax: \$451 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Zoning: NC6.5

Tax Assessed Value: \$54,700 / 2022
 Imprv. Assessed Value: \$43,300
 Land Assessed Value: \$11,400
 Land Use Code: 0
 Block/Lot: G / 058

Rooms

Bedroom 1: Upper 1 10 x 14
 Bedroom 2: Upper 1 10 x 13
 Bedroom 3: Upper 1 9 x 9
 Living Room: Main 13 x 14
 Dining Room: Main 10 x 11
 Kitchen: Main 11 x 11
 Family Room: Lower 1 11 x 12

	Bed	Bath
Upper 1	3	1 Full
Lower 1		1

Building Info

Above Grade Fin SQFT: 773 / Assessor
 Below Grade Fin SQFT: 502 / Assessor
 Total Below Grade SQFT: 502 / Assessor
 Total Fin SQFT: 1,275 / Assessor

Construction Materials: Aluminum Siding, Vinyl Siding

Tax Total Fin SQFT: 1,275
 Total SQFT: 1,275 / Assessor
 Foundation Details: Crawl Space, Slab

Lot

Lot Acres / SQFT: 0.15a / 6534sf / Assessor
 Fencing: Wood

Parking

Total Parking Spaces Unknown Features: Driveway

Interior Features

Interior Features: Ceiling Fan(s), Kitchen - Eat-In; Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Oil; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: all appliances existing as is condition

Agent: Home being sold "as is"

Public: Home is being sold "as is" but with a little bit of work this could be a great house for the price. Check out this 3 bedroom split level in popular North Wilmington. Enter this home in the living room and see the vaulted ceiling, bay window, open breakfast bar to the large eat in Kitchen and dining area. Upstairs you will see 3 spacious bedrooms and a generous sized bathroom with double vanity and tub surround. The lower level boasts a family room and a converted garage to a 4th bedroom. Garage door is in place and can be easily converted back. The exterior is in good shape and has an updated roof, fenced yard and a concrete patio with a stone wall. This home will not last long . Close to all major roadways and the train station. Schedule a showing today!

Listing Office

Listing Agent: [Andrew White](#) (3168036) (Lic# R3-0014153) (302) 893-7602
 Listing Agent Email: andrew.white@compass.com
 Broker of Record: John Bilek (3332625) [Click for License](#)
 Listing Office: [Compass](#) (COMPASS3) (Lic# RM-0010666)
 3701 Kennett Pike, Wilmington, DE 19807-2161
 Office Manager: Michael Morabito (3310718)
 Office Phone: (302) 202-9855

Directions

Darley Rd to Shelley, L on Cameo

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	\$0
		Dual/Var Comm:	No

Listing Details

Original Price:	\$259,900	Owner Name:	Valerie J Moran
Vacation Rental:	No	DOM / CDOM:	5 / 5
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	10/20/22
Listing Service Type:	Full Service	Lease Considered:	No
Dual Agency:	Yes	Home Warranty:	No
Sale Type:	Standard	Documents Available:	Other, Seller's Property Disclosure, Lead Paint Disclosure
Listing Term Begins:	10/03/2022	Pets Allowed:	No
Listing Entry Date:	10/03/2022		
Possession:	Immediate		
Acceptable Financing:	Cash, Conventional		
Federal Flood Zone:	No		

Sale/Lease Contract

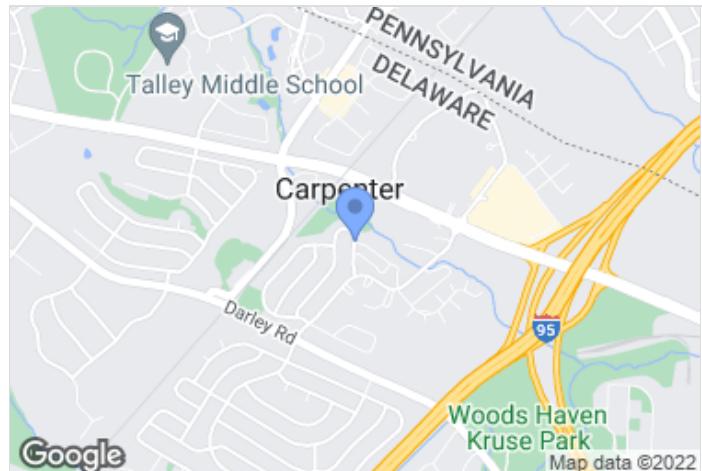
Selling Agent: [Johanna Novack](#) (3146670) (Lic# R3-0016554) (302) 494-9617
 Selling Agent Email: johannanovack@comcast.net
 Selling Office: [Pantano Real Estate Inc](#) (PANTAN) (Lic# RM-0000220)

Responsible Broker: Paul Pantano (3167898) (Lic# RB-0002776-DE)
1504 N Broom St Ste 3, Wilmington, DE 19806-3082
Office Phone: (302) 888-0300 Office Fax: (302) 888-0332
Selling Office Email: paul@pantanorealestate.com
Concessions: No
Agreement of Sale Dt: 10/07/22 Close Date: 10/20/22
Close Sale Type: Standard Sale Close Price: \$260,000.00
Buyer Financing: Cash Last List Price: \$259,900.00

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749 E Birchtree Ln, Claymont, DE 19703**Closed | 09/07/22****Residential****\$260,000**

MLS #: DENC2023650
 Tax ID #: 06-047.00-076
 Ownership Interest: Fee Simple
 Structure Type: Twin/Semi-Detached
 Levels/Stories: 2
 Waterfront: No
 Garage: Yes

Beds: 3
 Baths: 1 / 1
 Above Grade Fin SQFT: 1,725 / Estimated
 Assessor AbvGrd Fin SQFT: 1,725
 Price / Sq Ft: 150.72
 Year Built: 1967
 Property Condition: Very Good
 Style: Colonial
 Central Air: Yes
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: GREENTREE SEC 3
 Subdiv / Neigh: GREENTREE

School District: [Brandywine](#)
 Cross Street: Peachtree

Taxes and Assessment

Tax Annual Amt / Year: \$1,548 / 2013
 Zoning: NCSD

Tax Assessed Value: \$50,800
 Imprv. Assessed Value: \$41,300
 Land Assessed Value: \$9,500
 Block/Lot: G / 076

Rooms

	Bed	Bath
Main		1 Half
Upper 1	3	1 Full

Building Info

Yr Major Reno/Remodel: 2008
 Above Grade Fin SQFT: 1,725 / Estimated
 Total Fin SQFT: 1,725 / Estimated
 Total SQFT: 1,725 / Estimated
 Foundation Details: Permanent
 Basement Type: Full, Sump Pump

Construction Materials: Stucco, Vinyl Siding
 Flooring Type: Fully Carpeted, Tile/Brick, Wood

Lot

Lot Acres / SQFT: 0.09a / 3920sf / Estimated

Parking

Attached Garage - # of Spaces	1
Attached Carport - # of Spaces	3
Total Parking Spaces	4

Features: Attached Carport, Attached Garage, Driveway, Garage Door Opener, Garage - Front Entry, Garage - Rear Entry

Interior Features

Interior Features: Ceiling Fan(s); No Fireplace; Built-In Microwave, Dishwasher, Disposal, Oven - Self Cleaning; Accessibility Features: None; Security System; Basement Laundry

Exterior Features

Exterior Features: Sidewalks; Patio(s); Pool: No Pool; Other Structures: Shed

Utilities

Utilities: Central A/C; Cooling Fuel: Natural Gas; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Home was recently appraised at \$260k with no repairs requested by appraiser

Public: ****BACK ON THE MARKET DUE TO BUYERS FINANCIANG FALLING THROUGH**** Welcome Home to 749 E. Birchtree Lane, located in Brandywine Valley with easy access to I95, Naamans Rd, and Concord Pike Shopping and Restaurants! This home boasts original hardwood throughout the main level with a beautifully updated kitchen complete with stainless steel appliances, granite countertops, a travertine backsplash, and 42" cabinets. The main level has tasteful crown molding throughout, a formal dining room with tons of natural light overlooking the rear patio, and a large living room perfect for entertaining. The upper level has Berber carpeting, and each of the bedrooms have large closets, and tons of natural light. The main bathroom has been upgraded to a rustproof stainless steel shower complete with waterfall, and multiple jets to transport you to your own personal spa. There is also a full basement, garage with access to the fenced rear yard, and a patio that is just waiting for your next social gathering. Make an appointment today!

Listing Office

Listing Agent: [Traci Wallace](#) (3123498) (Lic# RS-0015510) (302) 293-8782
 Listing Agent Email: tracihomesales@gmail.com
 Responsible Broker: Tia Gianakis (3156148) (Lic# RB-0030949-DE)
 Listing Office: [Concord Realty Group](#) (CNCRDRG) (Lic# R5-0002475)
 1706 Foulk Rd Ste, Wilmington, DE 19803-3700
 Office Manager: Tia Gianakis (3156148)
 Office Phone: (302) 477-0400 Office Fax: (302) 342-9614
 Office Email: tiagianakis@gmail.com

Directions

Darley Rd to Peachtree Rd, Left onto E. Birchtree Lane, home on Left

Compensation

Buyer Agency Comp:	3% Of Gross	Sub Agency Comp:	2% Of Gross
		Dual/Var Comm:	Yes

Listing Details

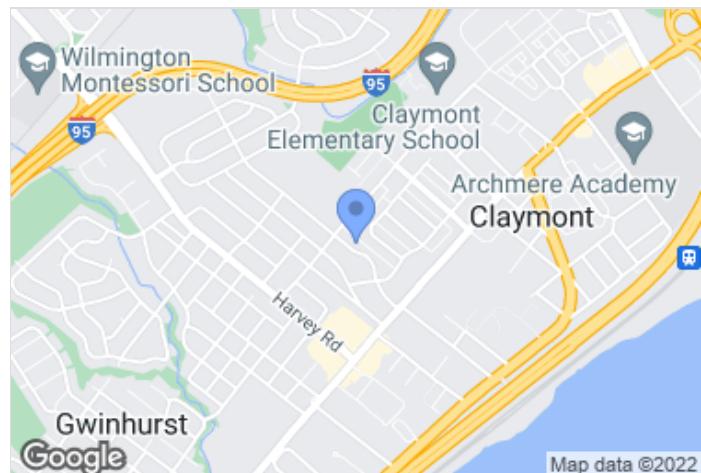
Original Price:	\$250,000	Previous List Price:	\$250,000
Vacation Rental:	No	DOM / CDOM:	15 / 15
Listing Agrmnt Type:	Exclusive Agency	Listing Terms:	As is Condition
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Off Market Date:	09/07/22
Dual Agency:	Yes	Home Warranty:	No
Sale Type:	Standard		
Listing Term Begins:	05/13/2022		
Listing Entry Date:	05/13/2022		
Possession:	Immediate		
Disclosures:	Agent Related to Owner, Prop Disclosure		

Sale/Lease Contract

Selling Agent:	Alicia Scalella (3333927) (Lic# RS0026092)	(302) 463-5237
Selling Agent Email:	ascalessa@psre.com	
Selling Office:	Patterson-Schwartz-Hockessin (PS-LANC) (Lic# Unknown)	
Responsible Broker:	Joe Pluscht (3167947) (Lic# RB-0003485-DE)	
Office Phone:	7234 Lancaster Pike Ste 100A, Hockessin, DE 19707-9273	
Selling Office Email:	(302) 239-3000	Office Fax: (302) 239-3026
Concessions:	No	
Agreement of Sale Dt:	08/04/22	Close Date: 09/07/22
Close Sale Type:	Standard Sale	Close Price: \$260,000.00
Buyer Financing:	Conventional	Last List Price: \$260,000.00

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127 Pennsylvania Ave, Claymont, DE 19703**Closed | 10/31/22****Residential****\$265,000****Recent Change:** **10/31/2022 : Closed : A/C->CLS**

MLS #: DENC2031240
 Tax ID #: 06-084.00-085
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 2
 Waterfront: No
 Garage: No

Beds: 3
 Baths: 2
 Above Grade Fin SQFT: 1,950 / Assessor
 Assessor AbvGrd Fin SQFT: 1,950
 Price / Sq Ft: 135.90
 Year Built: 1946
 Style: Cape Cod
 Central Air: Yes
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: CLAYMONT ADDITION
 Subdiv / Neigh: CLAYMONT ADDITION

School District: [Brandywine](#)
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$2,034 / 2022
 School Tax: \$1,560
 County Tax: \$474 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Zoning: NC6.5

Tax Assessed Value: \$57,500 / 2022
 Imprv. Assessed Value: \$49,300
 Land Assessed Value: \$8,200
 Land Use Code: 0
 Block/Lot: 085

Rooms

	Bed	Bath
Main	1	1 Full
Upper 1	2	1 Full

Building Info

Above Grade Fin SQFT: 1,950 / Assessor
 Total Fin SQFT: 1,950 / Assessor
 Tax Total Fin SQFT: 1,950
 Total SQFT: 1,950 / Assessor
 Foundation Details: Permanent
 Basement Type: Partially Finished

Construction Materials: Aluminum Siding, Stucco, Vinyl Siding

Lot

Lot Acres / SQFT: 0.17a / 7405sf / Assessor

Lot Size Dimensions: 65.00 x 119.00

Parking

Total Parking Spaces

Unknown

Features: Driveway, On Street

Interior Features

Interior Features: 1; Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Oil; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Offer deadline Monday 9/26 at 5pm

Public: ** OFFER DEADLINE 9/26 at 5:00pm. **Fantastic opportunity in N. Wilmington. Single detached home with a spacious yard is ready for your personal touches. This property has a 1st floor bedroom and full bathroom. As well as an addition with 2 separate rooms that can be utilized many ways. The first floor has been freshly painted. The upstairs has 2 additional bedrooms and another full bathroom. A large deck and yard have already been fenced in for your entertaining needs. A partially finished basement and newer roof. This is a lot of house at a great price. Some updating will be needed. Make your appointment today!

Listing Office

Listing Agent: [Jeff Derp](#) (3171838) (Lic# Unknown) (302) 562-0942
 Listing Agent Email: jderp@hotmail.com
 Broker of Record: Nick D'Ambrosia (18809) [Click for License](#)
 Listing Office: [Long & Foster Real Estate, Inc.](#) (LNFGREEN) (Lic# RB-0020110)
 3801 Kennett Pike D200 Rd, Wilmington, DE 19807-1111
 Office Manager: Richard Christopher Jr. (3120553)
 Office Phone: (302) 351-5000 Office Fax: (302) 575-1004
 Office Email: rtc@lnf.com

Directions

Harvey Rd. Turn on Green St. Then right on Pennsylvania Ave. House on the left.

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	Yes

Listing Details

Original Price:	\$259,900	Owner Name:	Rosemary & William L Pfaff
Vacation Rental:	No	DOM / CDOM:	5 / 5
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	10/31/22
Listing Service Type:	Full Service	Expiration Date:	05/25/23
Dual Agency:	Yes	Documents Available:	Seller's Property Disclosure
Sale Type:	Standard		
Listing Term Begins:	09/23/2022		
Listing Entry Date:	09/23/2022		
Possession:	Immediate		

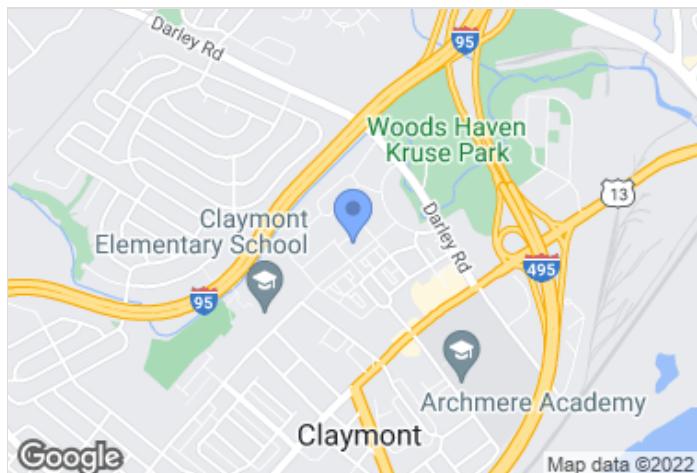
Sale/Lease Contract

Selling Agent:	Andruw Silverio (3330605) (Lic# Unknown)	(302) 333-7962	
Selling Agent Email:	lifeandy21@gmail.com		
Selling Office:	EXP Realty, LLC (EXPNC) (Lic# R5-0002541)		
Broker of Record:	Lisa Lowe (86158) 11 Parkway Cir Ste 200, New Castle, DE 19720-4077		
Office Phone:	(888) 543-4829		
Selling Office Email:	de.broker@exprealty.net		
Concessions:	Yes	Concessions Amount:	\$6,000
Agreement of Sale Dt:	09/27/22	Close Date:	10/31/22
Close Sale Type:	Standard Sale	Close Price:	\$265,000.00
Buyer Financing:	FHA	Last List Price:	\$259,900.00

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3827 Green Street #L-22L, Claymont, DE 19703**Closed | 10/03/22****Residential****\$266,680**

MLS #:	DENC511530
Tax ID #:	NO TAX RECORD
Ownership Interest:	Condominium
Association:	Condo/Coop
Unit Entry Floor:	1
Structure Type:	Interior Row/Townhouse
Levels/Stories:	2
Furnished:	No
Waterfront:	No
Views:	Garden/Lawn
Garage:	Yes

Location

County:	New Castle, DE
In City Limits:	No
MLS Area:	Brandywine - New Castle County (30901)
Legal Subdivision:	WINTERSET FARMS TR C
Subdiv / Neigh:	DARLEY GREEN
Transportation:	Bus Stop less than 1 mile, Commuter Rail Station less than 1 mile

Beds:	2
Baths:	2
Above Grade Fin SQFT:	1,350 / Estimated
Assessor AbvGrd Fin SQFT:	
Price / Sq Ft:	197.54
Year Built:	2021
New Construct:	Yes - Not Completed
Property Condition:	Excellent, Very Good
Style:	Other
Central Air:	Yes
Basement:	No

Association / Community Info

Condo/Coop Assoc:	Yes	Condo/Coop Fee:	\$93.00 / Monthly
Condo/Coop Name:	Darley Green Condo V	Condo/Coop Phone:	(302) 472-7213
Other Fees:	\$485 / One Time	Capital Contribution Fee:	375.00
Mgmt Type:	Builder/Developer	Association Recreation Fee	No
Property Manager:	No	Common Area Maintenance, Exterior Building Maintenance, Lawn Maintenance, Management, Reserve Funds, Snow Removal	
Association Fee Incl.:		Common Grounds	
Amenities:			

Taxes and Assessment

Tax Annual Amt / Year:	2020
Municipal Trash:	No
Zoning:	HT

Rooms

		Bed	Bath
Loft:	Upper 1		
Great Room:	Main		
Breakfast Room:	Main		
Kitchen:	Main		
		Upper 1	2 2 Full

Building Info

Builder Model:	Emerson	Floors In Unit Count:	2
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Builder Name:	Montchanin Builders	Construction Materials:	Brick, Fiber Cement, Hardiplank Type, Vinyl Siding
Building Level Count:	4	Flooring Type:	Carpet, Vinyl
Above Grade Fin SQFT:	1,350 / Estimated	R-Factor Ext Walls:	19
Total Fin SQFT:	1,350 / Estimated	R-Factor Ceilings:	49
Total SQFT:	1,350 / Estimated	Roof:	Asphalt, Pitched
Wall & Ceiling Types:	2 Story Ceilings, 9Ft+ Ceilings		
Foundation Details:	Slab		

Lot

Additional Parcels: No
Views: Garden/Lawn

Parking

Attached Garage - # of Spaces 1 Features: Attached Garage, Garage - Rear Entry, Inside Access
Total Parking Spaces 1

Interior Features

Interior Features: Breakfast Area, Pantry, Recessed Lighting, Soaking Tub, Sprinkler System, Walk-in Closet(s); No Fireplace; Dishwasher, Disposal, Oven - Self Cleaning, Oven/Range - Gas, Range Hood; Accessibility Features: None; Window Features: Screens; Upper Floor Laundry

Exterior Features

Exterior Features: Sidewalks, Street Lights; Pool: No Pool

Utilities

Utilities: Natural Gas Available; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Agent MUST ACCOMPANY BUYER on First Visit and complete Selling Brokers Registration Form. Model Hours: Daily 11-6, by appointment only on Wednesday and Thursday. Schedule appointments with Sales Manager Robin Chase 302-655-2600 (office) or 302-588-7585 (cell) Virtual Tour:<https://www.youtube.com/watch?v=zp4NpfCilFQ>

Public: Just released! The Emerson located on a Premium Homesite overlooking the neighborhood gathering area and steps away from the Claymont Library is one of the exciting stacked townhome condominiums offered at Darley Green by Montchanin Builders. This floor plan features 2 bedrooms, two full baths, a spacious loft, laundry room, large bathroom with double sinks and over sized master bath with soaking tub, plus a one car garage. Great room boasts 17 foot ceilings. Ask us about our incentives of up to \$10,000 offered when using preferred lender/settlement attorney and required NCC WFH Program. Stop by to take a tour and to learn more about this plan.

Listing Office

Listing Agent: [Rose Bloom](#) (3120647) (Lic# Unknown) (302) 690-3298
Listing Agent Email: rose.bloom@longandfoster.com
Broker of Record: Nick D'Ambrosia (18809) [Click for License](#)
Listing Office: [Long & Foster Real Estate, Inc.](#) (LNFGREEN) (Lic# RB-0020110)
3801 Kennett Pike D200 Rd, Wilmington, DE 19807-1111
Office Manager: Richard Christopher Jr. (3120553)
Office Phone: (302) 351-5000 Office Fax: (302) 575-1004
Office Email: rtc@lnf.com

Directions

Phila Pike or Naamans Rd to Darley Rd to 359 Lenape Way to Montchanin Builders Model and Info Center across from the Claymont Library for information and to learn more about this floor plan and home site.

Compensation

Buyer Agency Comp: \$7197 Sub Agency Comp: \$7197
Compensation Rmks: The co-op is \$7197 and is paid on the base price of \$239,900 based on 3% of the base price only.
Dual/Var Comm: No

Listing Details

Original Price: \$244,900 Previous List Price: \$244,900
Vacation Rental: No Owner Name: Montchanin Darley, LLC
Listing Agrmnt Type: Exclusive Right Owner Phone: (302) 472-7212
Prospects Excluded: No DOM / CDOM: 15 / 15
Listing Service Type: Full Service Original MLS Name: BRIGHT
Dual Agency: No Off Market Date: 10/04/22

Sale Type:	Standard	Expiration Date:	12/31/20
Listing Term Begins:	10/19/2020	Lease Considered:	No
Listing Entry Date:	10/19/2020	Home Warranty:	Yes
Possession:	Coin w/Sell Sett	Pets Allowed:	Yes
Acceptable Financing:	Cash, Conventional, FHA, VA	Pet Restrictions:	Breed Restrictions, Number Limited
Federal Flood Zone:	No		
Disclosures:	Other		

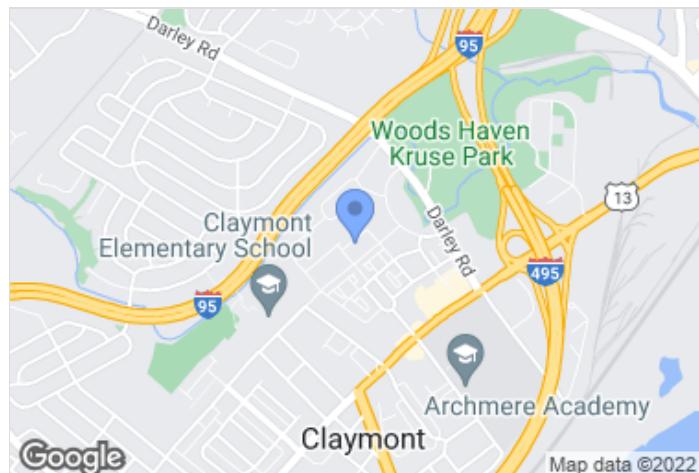
Sale/Lease Contract

Selling Agent:	DONNA Baldino (3222665) (Lic# Unknown)	(302) 528-7302
Selling Agent Email:	donnabaldino@kw.com	
Selling Office:	Keller Williams Real Estate - Media (KELWLMDA) (Lic# RB066179)	
Broker of Record:	Dominic Cardone (3120128) 1400 N Providence Rd Ste 1000, Media, PA 19063	
Office Phone:	(610) 565-1995	Office Fax: (610) 565-2001
Selling Office Email:	klrw709@kw.com	
Concessions:	No	
Agreement of Sale Dt:	11/01/20	Close Date: 10/03/22
Close Sale Type:	Standard Sale	Close Price: \$266,680.00
Buyer Financing:	Conventional	Last List Price: \$266,680.00

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3831 Green Street #L-21L, Claymont, DE 19703**Closed | 09/30/22****Residential****\$270,555**

MLS #:	DENC506258
Tax ID #:	NO TAX RECORD
Ownership Interest:	Condominium
Association:	Condo/Coop
Unit Entry Floor:	1
Structure Type:	Interior Row/Townhouse
Levels/Stories:	2
Furnished:	No
Waterfront:	No
Views:	Garden/Lawn
Garage:	Yes

Beds:	2
Baths:	2
Above Grade Fin SQFT:	1,350 / Estimated
Assessor AbvGrd Fin SQFT:	
Price / Sq Ft:	200.41
Year Built:	2021
New Construct:	Yes - Not Completed
Property Condition:	Excellent, Very Good
Style:	Other
Central Air:	Yes
Basement:	No

Location

County:	New Castle, DE
In City Limits:	No
MLS Area:	Brandywine - New Castle County (30901)
Legal Subdivision:	WINTERSET FARMS TR C
Subdiv / Neigh:	DARLEY GREEN
Transportation:	Bus Stop less than 1 mile, Commuter Rail Station less than 1 mile

School District:	Brandywine
High School:	Mount Pleasant
Middle/Junior School:	Talley
Elementary School:	Claymont
Cross Street:	Darley Rd

Association / Community Info

Condo/Coop Assoc:	Yes	Condo/Coop Fee:	\$93.00 / Monthly
Condo/Coop Name:	Darley Green Residential Service Corp	Condo/Coop Phone:	(302) 472-7313
Other Fees:	\$485 / One Time	Capital Contribution Fee:	375.00
Mgmt Type:	Other	Association Recreation Fee	No
Property Manager:	No		
Association Fee Incl.:	Common Area Maintenance, Exterior Building Maintenance, Lawn Maintenance, Management, Reserve Funds, Snow Removal		
Amenities:	Common Grounds		

Taxes and Assessment

Tax Annual Amt / Year:	2021	Historic:	No
Clean Green Assess:	No		
Municipal Trash:	No		
Loss Mitigation Fee:	No		
Agricultural Tax Due:	No		
Zoning:	HT1		

Rooms

		Bed	Bath
Loft:	Upper 1		
Great Room:	Main		
Breakfast Room:	Main		
Kitchen:	Main	Upper 1	2 2 Full

Building Info

Builder Model:	Emerson	Floors In Unit Count:	2
Builder Name:	Montchanin Builders	Construction Materials:	Brick, Fiber Cement, Hardiplank Type, Vinyl Siding
Building Level Count:	4	Flooring Type:	Carpet, Vinyl
Above Grade Fin SQFT:	1,350 / Estimated	R-Factor Ext Walls:	19
Total Fin SQFT:	1,350 / Estimated	R-Factor Ceilings:	49
Total SQFT:	1,350 / Estimated	Roof:	Asphalt, Pitched
Wall & Ceiling Types:	2 Story Ceilings, 9ft+ Ceilings		
Foundation Details:	Slab		

Lot

Additional Parcels:	No
Views:	Garden/Lawn

Ground Rent

Ground Rent Exists:	No
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Parking

Attached Garage - # of Spaces	1	Features:	Attached Garage, Garage - Rear Entry, Inside Access
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Total Parking Spaces**1****Interior Features**

Interior Features:	Breakfast Area, Pantry, Recessed Lighting, Soaking Tub, Sprinkler System, Walk-in Closet(s); No Fireplace; Dishwasher, Disposal, Oven - Self Cleaning, Oven/Range - Gas, Range Hood; Accessibility Features: None; Window Features: Screens; Upper Floor Laundry
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Exterior Features

Exterior Features:	Sidewalks, Street Lights; Pool: No Pool
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Utilities

Utilities:	Natural Gas Available; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer
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Remarks

Agent:	Agent MUST ACCOMPANY BUYER on First Visit and complete Selling Brokers Registration Form. Model Hours: Daily 11-6, by appointment only on Wednesday and Thursday. Schedule appointments with Sales Manager Robin Chase 302-655-2600 (office) or 302-588-7585 (cell) Virtual Tour: https://www.youtube.com/watch?v=zp4NpfCilFQ
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Public:

Just released!The Emerson located on a Premium Homesite overlooking the neighborhood gathering area and steps away from the Claymont Library is one of the exciting stacked townhome condominiums offered at Darley Green by Montchanin Builders. This floor plan features 2 bedrooms, two full baths, a spacious loft, laundry room, large bathroom with double sinks and over sized master bath with soaking tub, plus a one car garage. Great room boasts 17 foot ceilings. Ask us about our incentives of up to \$10,000 offered if using preferred lender/settlement attorney and required NCC WFH Program. Stop by to take a tour and to learn more about this plan.

Listing Office

Listing Agent:	Rose Bloom (3120647) (Lic# Unknown)	(302) 690-3298
Listing Agent Email:	rose.bloom@longandfoster.com	
Broker of Record:	Nick D'Ambrosia (18809) Click for License	
Listing Office:	Long & Foster Real Estate, Inc. (LNFGREEN) (Lic# RB-0020110)	
Office Manager:	3801 Kennett Pike D200 Rd, Wilmington, DE 19807-1111	
Office Phone:	Richard Christopher Jr. (3120553)	
Office Email:	(302) 351-5000	Office Fax: (302) 575-1004

Directions

Phila Pike or Naamans Rd to Darley Rd to 359 Lenape Way to Montchanin Builders Model and Info Center across from the Claymont Library for information and to learn more about this floor plan and home site.

Compensation

Buyer Agency Comp:	\$7197	Sub Agency Comp:	\$7197
Compensation Rmks:	Co-op is based on 3% of the base price of \$239,900 This home site has a \$5000 premium	Dual/Var Comm:	No

Listing Details

Original Price:	\$239,900	Previous List Price:	\$239,900
Vacation Rental:	No	Owner Name:	Montchanin Darley, LLC
Listing Agrmnt Type:	Exclusive Right	Owner Phone:	(302) 472-7212
Prospects Excluded:	No	DOM / CDOM:	81 / 81
Listing Service Type:	Full Service	Original MLS Name:	BRIGHT
Dual Agency:	No	Off Market Date:	09/30/22
Sale Type:	Standard	Expiration Date:	12/30/20
Listing Term Begins:	07/31/2020	Lease Considered:	No
Listing Entry Date:	07/31/2020	Home Warranty:	Yes
Possession:	Coin w/Sell Sett	Pets Allowed:	Yes
Acceptable Financing:	Cash, Conventional, FHA, VA	Pet Restrictions:	Breed Restrictions, Number Limited
Federal Flood Zone:	No		
Disclosures:	Other		

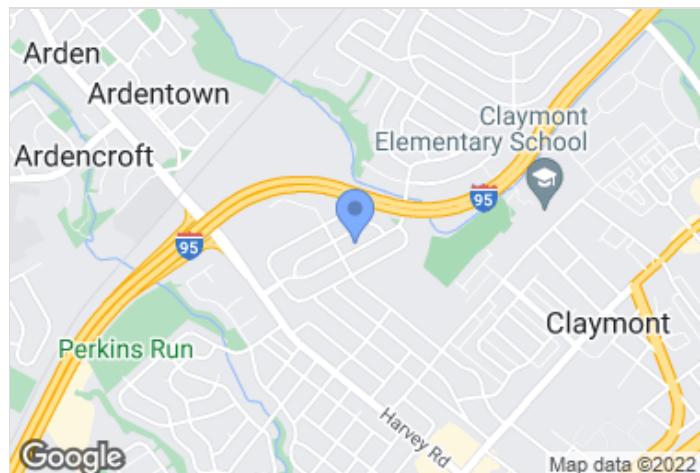
Sale/Lease Contract

Selling Agent:	Non Member (12345) (Lic# Unknown)	(844) 552-7444	
Selling Agent Email:	datacorrect@brightmls.com		
Selling Office:	Non Subscribing Office (NON1) (Lic# Unknown)		
	9707 Key West Ave, Rockville, MD 20850-4032		
Office Phone:	(844) 552-7444		
Selling Office Email:	datacorrect@brightmls.com		
Concessions:	No		
Agreement of Sale Dt:	10/12/20	Close Date:	09/30/22
Close Sale Type:	Standard Sale	Close Price:	\$270,555.00
Buyer Financing:	Conventional	Last List Price:	\$244,900.00

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28 Glenrock Dr, Claymont, DE 19703**Closed | 10/06/22****Residential****\$271,000**

MLS #: DENC2030526
 Tax ID #: 0607000134
 Ownership Interest: Fee Simple
 Association: HOA
 Structure Type: Detached
 Levels/Stories: 1
 Waterfront: No
 Garage: No

Beds: 4
 Baths: 2
 Above Grade Fin SQFT: 1,300 / Assessor
 Assessor AbvGrd Fin SQFT: 1,300
 Price / Sq Ft: 208.46
 Year Built: 1956
 Style: Ranch/Rambler
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Subdiv / Neigh: RADNOR GREEN

School District: Brandywine
 High School: Brandywine
 Middle/Junior School: Talley
 Elementary School: Claymont

Association / Community Info

HOA: Yes HOA Fee: \$35 / Annually

Taxes and Assessment

Tax Annual Amt / Year: \$1,212 / 2022
 Zoning: NC6.5
 Zoning Description: Single Family

Tax Assessed Value: \$48,400

Rooms

Living Room:	Main	15 x 14	Main	Bed	Bath
Kitchen:	Main	15 x 12			
Dining Room:	Main	13 x 8			
Primary Bedroom:	Main	13 x 11			
Bedroom 2:	Main	11 x 9	4	2 Full	
Bedroom 3:	Main	10 x 10			
Bedroom 4:	Main	13 x 8			

Building Info

Above Grade Fin SQFT: 1,300 / Assessor
 Total Fin SQFT: 1,300 / Assessor
 Total SQFT: 1,300 / Assessor
 Foundation Details: Crawl Space

Construction Materials: Aluminum Siding, Brick

Lot

Lot Acres / SQFT: 0.16a / 6970sf / Estimated

Parking

Attached Carport - # of Spaces 1 Features: Attached Carport, Driveway

Driveway - # of Spaces
Total Parking Spaces

2

3**Interior Features**

Interior Features: Accessibility Features: None

Exterior Features

Exterior Features: Sidewalks; Patio(s); Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric;
 Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Refrigerator, Washer, Dryer, Shed all "as is"

Exclusions: Personal Property

Agent: Property website: <https://listing.psre.com/HK30272> - Home is being sold in "as is" condition but a 2-10 Home Warranty is being offered. Inspections are for informational purposes only. Please submit all offers to EddinsHanna@psre.com

Public: Welcome to this well maintained home in North Wilmington. The lovely brick ranch has 4 bedrooms and two full baths. There are hardwood floors under the carpeting in the home. The windows were replaced at one point to allow plenty of fresh air and natural sunlight to stream through the home. The kitchen is eat-in and has a double sink and pantry. The bedrooms are large and one was being used as a home office. The HVAC was replaced in 2021 and the Roof in 2011. There is an attached carport with a storage shed and an additional large shed in the backyard. There is also a small patio out back and a nice fenced yard. Located in the popular Brandywine School District, there are plenty of parks in the area. This home is also close to I-95 and the train station for a quick commute to Philadelphia. Put this stop on your home tour and you'll be glad you did. Property is being sold "as is" but the Seller is offering a One Year Home Warranty.

Listing Office

Listing Agent: [Linda Hanna](#) (3270114) (Lic# Unknown) (302) 547-5836
 Listing Agent Email: eddinshanna@psre.com
 Responsible Broker: Joe Pluscht (3167947) (Lic# RB-0003485-DE)
 Listing Office: [Patterson-Schwartz-Hockessin](#) (PS-LANC) (Lic# Unknown)
 7234 Lancaster Pike Ste 100A, Hockessin, DE 19707-9273
 Office Manager: Salvatore Sedita (3120402)
 Office Phone: (302) 239-3000 Office Fax: (302) 239-3026
 Office Email: ssedita@psre.com
 Co-Listing Agent: [Kathy Eddins](#) (3127775) (Lic# Unknown) (302) 893-4373
 Co-Listing Agent Email: eddinshanna@psre.com

Directions

I-95 N to R on Harvey Rd, L into Radnor Green on Glenrock

Compensation

Buyer Agency Comp: 2.5% Of Gross Sub Agency Comp: 0% Of Gross
 Dual/Var Comm: No

Listing Details

Original Price: \$295,000 Owner Name: Estate of Dorothy M. Elliott
 Vacation Rental: No DOM / CDOM: 11 / 11
 Listing Agrmnt Type: Exclusive Right Original MLS Name: BRIGHT
 Prospects Excluded: No Off Market Date: 10/06/22
 Listing Service Type: Full Service
 Dual Agency: No
 Sale Type: Standard
 Listing Term Begins: 08/30/2022
 Listing Entry Date: 08/30/2022
 Possession: 0-30 Days CD
 Acceptable Financing: Cash, Conventional, FHA
 Federal Flood Zone: No
 Disclosures: Lead Based Paint - Federal, Prop Disclosure, Radon

Sale/Lease Contract

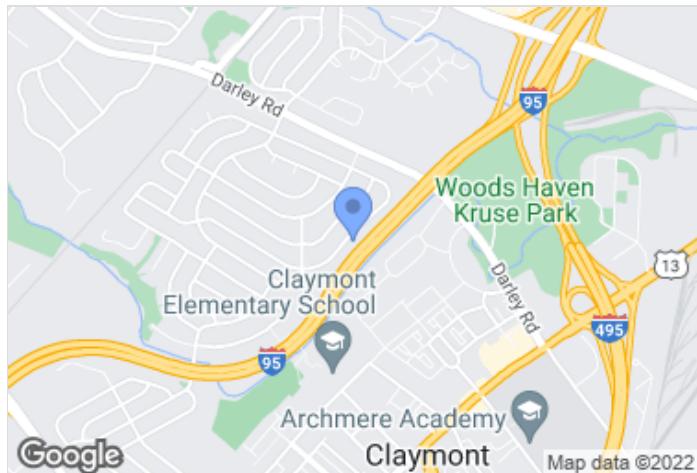
Selling Agent: [David Vetri](#) (3163878) (Lic# Unknown) (302) 281-0009

Selling Agent Email: david@soldbydv.com
Selling Office: [Red Brick Realty, LLC](#) (REDBRCK1) (Lic# Unknown)
Broker of Record: Justin Meyer (3158746)
Office Phone: (302) 278-4700
Concessions: No
Agreement of Sale Dt: 09/09/22 Close Date: 10/06/22
Close Sale Type: Standard Sale Close Price: \$271,000.00
Buyer Financing: Conventional Last List Price: \$295,000.00

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42 E Avon Dr, Claymont, DE 19703**Closed | 10/31/22****Residential****\$280,000**

Recent Change: **11/04/2022 : Closed : A/C->CLS**

MLS #: DENC2029870
 Tax ID #: 06-058.00-275
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 1
 Waterfront: No
 Garage: No

Beds: 3
 Baths: 1
 Above Grade Fin SQFT: 1,175 / Assessor
 Assessor AbvGrd Fin SQFT: 1,175
 Price / Sq Ft: 238.30
 Year Built: 1955
 Style: Ranch/Rambler
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: ASHBOURNE HILLS SC 2
 Subdiv / Neigh: ASHBOURNE HILLS

School District: [Brandywine](#)
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$1,801 / 2022
 School Tax: \$1,381
 County Tax: \$420 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Zoning: NC6.5

Tax Assessed Value: \$50,900 / 2022
 Imprv. Assessed Value: \$40,000
 Land Assessed Value: \$10,900
 Land Use Code: 0
 Block/Lot: A / 275

Rooms

	Bed	Bath
Main	3	1 Full

Building Info

Above Grade Fin SQFT: 1,175 / Assessor
 Total Fin SQFT: 1,175 / Assessor
 Tax Total Fin SQFT: 1,175
 Total SQFT: 1,175 / Assessor
 Foundation Details: Permanent

Construction Materials: Mixed

Lot

Lot Acres / SQFT: 0.16a / 6970sf / Assessor Lot Size Dimensions: 65.00 x 110.00

Parking

Total Parking Spaces Unknown Features: Driveway

Interior Features

Interior Features: Attic; Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Public: Come see this cozy ranch house in the sought after "Ashbourne Hills" neighborhood of North Wilmington. As you walk through the front door into the foyer, you'll immediately notice the open floor plan stretching from the front living room back into the kitchen. A peninsula counter separates the kitchen from the dining area. Sliding glass doors give you access to the very spacious screened porch which could easily be converted into a 3 season room. A large concrete patio right outside the porch can serve as a sitting area for more outdoor living space. Enjoy a bonfire while the dogs are safe in the large, fenced-in backyard. The home is located within minutes to major roadways like I-95, Naamans Rd, and Philadelphia Pike. Schedule your tour today!

Listing Office

Listing Agent: [Shane Pezick](#) (3137348) (Lic# Unknown) (302) 354-7121
 Listing Agent Email: shanepezick@gmail.com
 Responsible Broker: John Ford (3154664) (Lic# Unknown)
 Listing Office: [RE/MAX Associates-Wilmington](#) (RMASO-CO) (Lic# R5-0002487)
 3302 Concord Pike, Wilmington, DE 19803-5097
 Office Manager: Bridget Zernell (3296768)
 Office Phone: (302) 477-3900 Office Fax: (302) 477-3912
 Office Email: john@johnwfordin.com

Directions

Right on Avon Dr

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	Yes

Listing Details

Original Price:	\$299,000	Previous List Price:	\$299,000
Vacation Rental:	No	Owner Name:	Richard D Lober
Listing Agrmnt Type:	Exclusive Agency	DOM / CDOM:	43 / 43
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Off Market Date:	11/04/22
Dual Agency:	Yes		
Sale Type:	Standard		
Listing Term Begins:	08/18/2022		
Listing Entry Date:	08/18/2022		
Possession:	0-30 Days CD, 31-60 Days CD		

Sale/Lease Contract

Sell Team Name: [The Home Base Team](#)
 Selling Agent: [Neil Douen](#) (3196472) (Lic# Unknown) (302) 650-4482
 Selling Agent Email: neil@thehomebasegroup.com
 Selling Office: [EXP Realty, LLC](#) (EXPDE) (Lic# RM-0000534)
 Broker of Record: Lisa Lowe (86158)
 Office Phone: 144 Kings Hwy Ste 301, Dover, DE 19901-7308
 (888) 543-4829 Office Fax: (888) 543-4829
 Selling Office Email: de.broker@exprealty.net
 Concessions: No
 Agreement of Sale Dt: 09/21/22 Close Date: 10/31/22
 Close Sale Type: Standard Sale Close Price: \$280,000.00
 Buyer Financing: FHA Last List Price: \$285,000.00

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3 Stockdale Ave, Claymont, DE 19703**Closed | 09/30/22****Residential****\$280,000**

MLS #: DENC2026766
 Tax ID #: 06-084.00-573
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 2
 Waterfront: No
 Garage: No

Beds: 4
 Baths: 2
 Above Grade Fin SQFT: 1,500 / Assessor
 Assessor AbvGrd Fin SQFT: 1,500
 Price / Sq Ft: 186.67
 Year Built: 1925
 Style: Cape Cod
 Central Air: Yes
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: STOCKDALE
 Subdiv / Neigh: STOCKDALE

School District: Brandywine
 High School: Brandywine
 Middle/Junior School: Talley
 Elementary School: Claymont
 Cross Street: Cathedral
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$1,747 / 2021
 School Tax: \$1,338
 County Tax: \$410 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Refuse Fee:
 Zoning: RES

Tax Assessed Value: \$49,400 / 2021
 Imprv. Assessed Value: \$41,500
 Land Assessed Value: \$7,900
 Special Assmt:
 Land Use Code: 0
 Block/Lot: 573

Rooms

	Bed	Bath
Main	1	1 Full
Upper 1	3	1 Full

Building Info

Above Grade Fin SQFT: 1,500 / Assessor
 Total Fin SQFT: 1,500 / Assessor
 Tax Total Fin SQFT: 1,500
 Total SQFT: 1,500 / Assessor
 Foundation Details: Concrete Perimeter
 Basement Type: Full, Unfinished

Construction Materials: Stone, Vinyl Siding
 Roof: Shingle

Lot

Lot Acres / SQFT: 0.14a / 6098sf / Assessor Lot Size Dimensions: 60.00 x 100.00

Parking

Driveway - # of Spaces 2
Total Parking Spaces 2

Features: Driveway, On Street

Interior Features

Interior Features: No Fireplace; Dishwasher, Disposal, Oven - Self Cleaning, Refrigerator; Accessibility Features: None; Basement Laundry

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Hot Water, Radiator; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Redfin requires all parties attending showings to adhere to the latest CDC guidance regarding mask-wearing and social distancing, or to local/municipal guidance where it is more restrictive. Redfin does NOT hold escrow monies. Please have your Brokerage or Title Company hold the deposit. Prior to submitting an offer, update the additional terms section naming your Brokerage or Title Attorney as the one who will hold the deposit. Please provide feedback for sellers after showing.

Public: Back on the market because of buyer's financing. Welcome to this adorable 2-Story home with 4 bedrooms, 2 full updated baths, and antique tile ceilings in the living room, dining room & den! There are hardwood floors throughout, an enclosed front porch, and additional porch off of the breakfast room. This home has custom storm windows, French doors off the large formal dining room leading to a first floor bedroom. The kitchen was remodeled in 2015 with marble countertops and offers a gas range with 5 burners, garbage disposal, portable dishwasher, and a brand new LG refrigerator. Adjacent to the kitchen is a large breakfast nook that gives access to the new deck that was installed in summer of 2021. Lastly, there is an additional room on the first floor that could be used as a 5th bedroom or a den. The upper floor offers 3 well-sized bedrooms with ample closets, including the Primary Bedroom which features a walk-in closet. There is a second full bathroom in the hall as well. For additional storage there is full attic and large walk-out basement. The roof and siding were done around 2007 and Leaf Guards have been installed. The natural gas fueled heater was installed around 2003. The water heater is only 2 years old and Central A/C was installed in 2014. There is a shed in the backyard. House comes with a water purifying system. The basement was just professionally waterproofed. This home is close to public transportation, I-95, Concord Pike, as well as all of the shopping and restaurants this desirable area has to offer. Don't miss it!

Listing Office

Listing Agent: [Tatyana Barrett](#) (3149091) (Lic# Unknown) (302) 373-1533
 Listing Agent Email: tatyana.barrett@redfin.com
 Broker of Record: Mike Severns (3137670) [Click for License](#)
 Listing Office: [Redfin Corporation](#) (RDFNCORP) (Lic# RB067531)
 993 Old Eagle School Rd E Ste 417, Wayne, PA 19087
 Office Phone: (215) 631-3154 Office Fax: (610) 628-2478
 Office Email: philadelphia@redfin.com

Directions

Follow I-95 N and I-495 N to US-13 S/Philadelphia Pike in Claymont. Take exit 5 from I-495 N. Follow Philadelphia Pike to Stockdale Ave.

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$270,000	Previous List Price:	\$270,000
Vacation Rental:	No	Owner Name:	Barbara A Kaufman
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	24 / 24
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Off Market Date:	09/30/22
Dual Agency:	Yes	Documents Available:	House Plans Available, Seller's Property Disclosure, Lead Paint Disclosure
Sale Type:	Standard		
Listing Term Begins:	07/06/2022		
Listing Entry Date:	07/06/2022		
Possession:	Negotiable		

Sale/Lease Contract

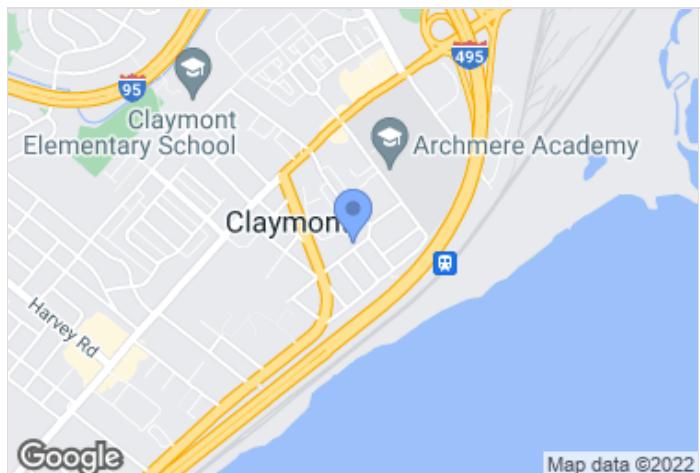
Selling Agent: [Shannon Barisa](#) (3279680) (Lic# Unknown) (302) 379-3110
 Selling Agent Email: shannonbarisahomes@gmail.com
 Selling Office: [Concord Realty Group](#) (CNCRDRG) (Lic# R5-0002475)
 Responsible Broker: Tia Gianakis (3156148) (Lic# RB-0030949-DE)

1706 Foulk Rd Ste, Wilmington, DE 19803-3700
Office Phone: (302) 477-0400 Office Fax: (302) 342-9614
Selling Office Email: tiagianakis@gmail.com
Concessions: Yes Concessions Amount: \$8,400
Agreement of Sale Dt: 09/02/22 Close Date: 09/30/22
Close Sale Type: Standard Sale Close Price: \$280,000.00
Buyer Financing: Conventional Last List Price: \$280,000.00

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13 Palace Ave, Claymont, DE 19703**Closed | 09/22/22****Residential** **\$290,000**

MLS #: DENC2029346
 Tax ID #: 06-085.00-065
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 2
 Waterfront: No
 Garage: Yes

Beds: 3
 Baths: 1
 Total Rooms: 7
 Above Grade Fin SQFT: 1,325 / Assessor
 Assessor AbvGrd Fin SQFT: 1,325
 Price / Sq Ft: 218.87
 Year Built: 1941
 Style: Colonial
 Central Air: No
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: STOCKDALE
 Subdiv / Neigh: STOCKDALE

School District: [Brandywine](#)
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$1,928 / 2021
 School Tax: \$1,476
 County Tax: \$452 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Municipal Trash: No
 Refuse Fee: No
 Loss Mitigation Fee: No
 Agricultural Tax Due: No
 Zoning: NC6.5

Tax Assessed Value: \$54,500
 Imprv. Assessed Value: \$46,600
 Land Assessed Value: \$7,900
 Special Assmt:
 Historic: No
 Land Use Code: 0
 Block/Lot: 065

Rooms

	Bed	Bath
Upper 1	3	1 Full

Building Info

Above Grade Fin SQFT: 1,325 / Assessor
 Total Fin SQFT: 1,325 / Assessor
 Tax Total Fin SQFT: 1,325
 Total SQFT: 1,325 / Assessor
 Wall & Ceiling Types: Dry Wall
 Foundation Details: Block
 Basement Type: Full, Fully Finished

Construction Materials: Asbestos, Stone
 Flooring Type: Hardwood
 Roof: Shingle

Lot

Lot Acres / SQFT: 0.14a / 6098sf / Assessor

Lot Size Dimensions: 60.00 x 99.00

Fencing: Wood

Ground Rent

Ground Rent Exists: No

Parking

Attached Garage - # of Spaces 1 Features: Attached Garage, Driveway, On Street, Garage -

Total Parking Spaces 1 Front Entry

Interior Features

Interior Features: Fireplace(s): 1, Wood; Accessibility Features: None; Basement Laundry

Exterior Features

Exterior Features: Pool: No Pool; Other Structures: Shed

Utilities

Utilities: No Cooling; Cooling Fuel: None; Heating: Radiator; Heating Fuel: Electric, Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: See Inclusions/Exclusions Sheet

Exclusions: See Inclusions/Exclusions Sheet

Agent: *** OFFER INSTRUCTIONS AND DEADLINE *** Please submit all highest and best offers by 12pm Monday 8/15 as PDF files to meganaitken@kw.com AND motlistings@gmail.com. (DO NOT SUBMIT VIA DOTLOOP) Offer details must also be submitted through the google form to be presented to the seller. Use the link below or copy and paste into your browser bar: <https://forms.gle/pSCqTpRtbVpr9EEh7>

Public: Beautiful 3 bedroom, 1 bath home in Claymont! Nestled in a quiet community, you'll first notice the cottage-like stone facade and fresh landscaping at 13 Palace Ave. The home features a wood burning fireplace, hardwood floors throughout, dining room, gorgeous updated kitchen with stainless steel appliances and a breakfast nook, a four-seasons room and finished basement! The 3 bedrooms on the top floor are spacious and illuminated with natural lighting. Enjoy summer days and nights in your large, privately fenced backyard! Close to major roads for a quick drive to Wilmington or Philadelphia! Come see it today!

Listing Office

Listing Agent: [Megan Aitken](#) (3196193) (Lic# Unknown) (302) 528-9124

Listing Agent Email: meganaitken@kw.com

Broker of Record: Walt Taraila (3260673) [Click for License](#)

Listing Office: [Keller Williams Realty](#) (KWBCH04) (Lic# Unknown)
401 E. Main St Ste B, Middletown, DE 19709-1491

Office Phone: (302) 688-7653

Directions

Use GPS

Compensation

Buyer Agency Comp: 2.5% Of Gross Sub Agency Comp: 0% Of Gross
Dual/Var Comm: Yes

Listing Details

Original Price:	\$280,000	Owner Name:	Janet L Bonilla
Vacation Rental:	No	DOM / CDOM:	4 / 26
Listing Agrmnt Type:	Exclusive Right	Listing Terms:	As is Condition
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Off Market Date:	09/23/22
Dual Agency:	Yes	Lease Considered:	No
Sale Type:	Standard		
Listing Term Begins:	08/12/2022		
Listing Entry Date:	08/12/2022		
Possession:	Negotiable		
Acceptable Financing:	Cash, Conventional, FHA, VA		
Federal Flood Zone:	No		

Sale/Lease Contract

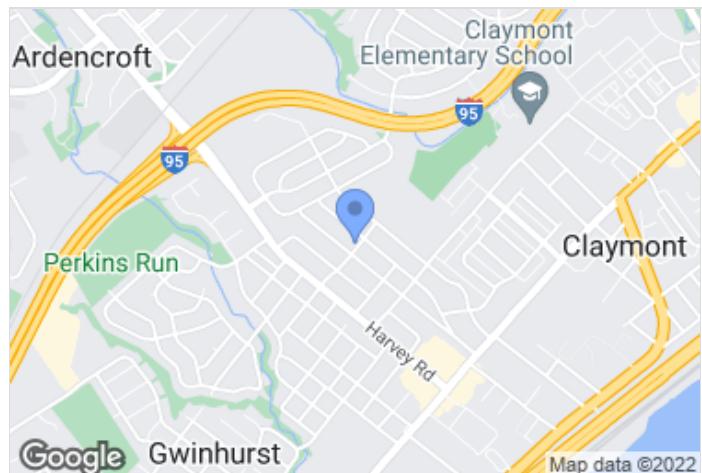
Selling Agent: [Maria Ruckle](#) (3152325) (Lic# Unknown) (302) 299-3810
Selling Agent Email: theruckleteam@gmail.com
Selling Office: [Keller Williams Real Estate - Newark](#) (KELWLMN) (Lic# Unknown)

Responsible Broker: Mike McGavisk (3143256) (Lic# RB-0031018-DE)
56 W Main St Ste 101, Christiana, DE 19702-1539
Office Phone: (302) 738-2300 Office Fax: (302) 738-4200
Selling Office Email: ktrw426@kw.com
Concessions: No
Agreement of Sale Dt: 09/02/22 Close Date: 09/22/22
Close Sale Type: Standard Sale Close Price: \$290,000.00
Buyer Financing: VA Last List Price: \$280,000.00

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2805 Madison Ave, Claymont, DE 19703**Closed | 09/08/22****Residential** **\$290,000**

MLS #: DENC2028424
 Tax ID #: 06-083.00-372
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 1
 Waterfront: No
 Garage: No

Beds: 3
 Baths: 1
 Above Grade Fin SQFT: 1,175 / Assessor
 Assessor AbvGrd Fin SQFT: 1,175
 Price / Sq Ft: 246.81
 Year Built: 1960
 Style: Ranch/Rambler
 Central Air: Yes
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: CLAYMONT ADDITION
 Subdiv / Neigh: CLAYMONT ADDITION

School District: [Brandywine](#)
 High School: Brandywine
 Middle/Junior School: Talley
 Elementary School: Claymont
 Cross Street: Harvey Road
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$1,758 / 2021
 School Tax: \$1,346
 County Tax: \$412 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Refuse Fee:
 Zoning: NC6.5

Tax Assessed Value: \$49,700 / 2021
 Imprv. Assessed Value: \$41,500
 Land Assessed Value: \$8,200
 Special Assmt:
 Land Use Code: 0
 Block/Lot: 372

Rooms

	Bed	Bath
Main	3	1 Full

Building Info

Above Grade Fin SQFT: 1,175 / Assessor
 Total Fin SQFT: 1,175 / Assessor
 Tax Total Fin SQFT: 1,175
 Total SQFT: 1,175 / Assessor
 Foundation Details: Block
 Basement Type: Full

Construction Materials: Aluminum Siding, Brick, Vinyl Siding

Lot

Lot Acres / SQFT: 0.16a / 6970sf / Assessor Lot Size Dimensions: 70.00 x 100.00

Parking

Driveway - # of Spaces 2
Total Parking Spaces 2

Features: Driveway

Interior Features

Interior Features: Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: See Inclusions/Exclusions Addendum

Exclusions: See Inclusions/Exclusions Addendum

Agent: Offers received and sellers have asked to halt showings while they review. The sellers are flexible on closing date and can easily accommodate anything from 15 to 45 days. Any offers received will be presented after the weekend on Monday.

Public: Welcome Home! This solid brick, meticulously maintained, 3-bedroom ranch home offers one floor living at its finest. From the moment you arrive, you will appreciate the attractive and low maintenance landscaping. Step inside into open living space which is flooded with natural light through the 4 bow windows. This area is great for relaxing, entertaining and is large enough to also add a dining table for parties and get togethers. The eat-in kitchen also offers enough room for a table, as well as plenty of cabinet space to store all your favorite kitchen tools and ample counterspace. The bathroom has been recently renovated and features a very contemporary style, and the 3 spacious bedrooms complete the main floor. The full basement is huge and has endless possibilities for finishing. The plumbing is already roughed-in to add a second full bathroom, as well as space for a family room, theater room, home office, gym or just more storage. The full fenced yard is ideal for entertaining. You are sure to enjoy evenings around the fire-pit area, and the shed is large enough to house all your garden tools. The partially floored attic offers additional storage options inside. The roof and HVAC system have both recently been replaced, so there is nothing left to do but just move in and enjoy! With a location that is convenient to everything, this is one you won't want to miss! Book your tour today!

Listing Office

Listing Agent: [Matt Fish](#) (3140561) (Lic# Unknown) (302) 409-0084
 Listing Agent Email: mattfish@kw.com
 Broker of Record: Beckie Barton (3343446) [Click for License](#)
 Listing Office: [Keller Williams Realty Wilmington](#) (KELWLMWM) (Lic# Unknown)
 1521 Concord Pike Ste 102, Wilmington, DE 19803-3614

Office Phone: (302) 299-1100

Directions

Harvey Rd to Madison Ave; house will be on the left

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	\$0
		Dual/Var Comm:	No

Listing Details

Original Price:	\$279,900	Owner Name:	Joshua T Ressler
Vacation Rental:	No	DOM / CDOM:	6 / 6
Listing Agmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	09/08/22
Listing Service Type:	Full Service	Documents Available:	Seller's Property Disclosure, Lead Paint Disclosure
Dual Agency:	Yes		
Sale Type:	Standard		
Listing Term Begins:	08/04/2022		
Listing Entry Date:	08/04/2022		
Possession:	Negotiable		
Acceptable Financing:	Cash, Conventional, FHA, VA		
Disclosures:	Lead Based Paint - Federal, Prop Disclosure, Radon		

Sale/Lease Contract

Selling Agent: [Manoj Philip](#) (3130686) (Lic# Unknown) (302) 383-8812
 Selling Agent Email: manoj@manojsellshomes.com
 Selling Office: [Keller Williams Realty Wilmington](#) (KELWLMWM) (Lic# Unknown)
 Broker of Record: Beckie Barton (3343446)

1521 Concord Pike Ste 102, Wilmington, DE 19803-3614

Office Phone: (302) 299-1100

Concessions: No

Agreement of Sale Dt: 08/08/22

Close Date:

09/08/22

Close Sale Type: Standard Sale

Close Price:

\$290,000.00

Buyer Financing: Conventional

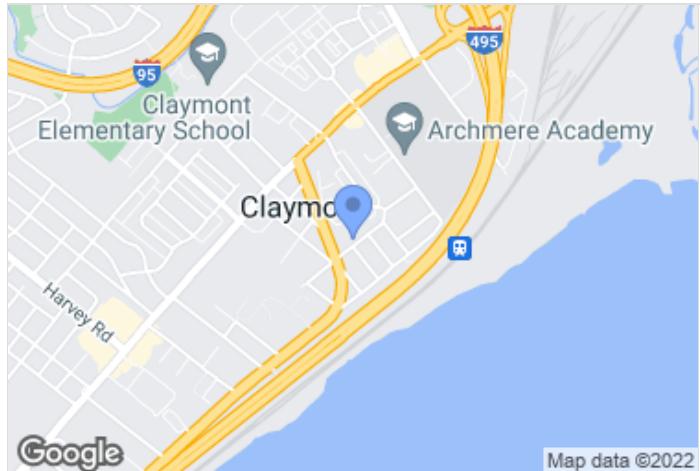
Last List Price:

\$279,900.00

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be used as a reference only, to verify school information contact the school and/or school district directly. Copyright 2022. Created: 11/10/2022 05:37 PM



5 Palace Ave, Claymont, DE 19703**Closed | 09/29/22****Residential** **\$295,500**

MLS #: DENC2029988
 Tax ID #: 06-084.00-612
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 2
 Waterfront: No
 Garage: Yes

Beds: 3
 Baths: 1 / 0
 Total Rooms: 7
 Above Grade Fin SQFT: 1,650 / Assessor
 Assessor AbvGrd Fin SQFT: 1,650
 Price / Sq Ft: 179.09
 Year Built: 1940
 Style: Colonial
 Central Air: Yes
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Subdiv / Neigh: STOCKTON

School District: [Brandywine](#)
 High School: Brandywine
 Middle/Junior School: Talley
 Elementary School: Claymont

Taxes and Assessment

Tax Annual Amt / Year: \$2,229 / 2022
 School Tax: \$1,709 / Annually
 County Tax: \$520 / Annually
 Zoning: NC5
 Zoning Description: Residential

Tax Assessed Value: \$6,300 / 2022
 Imprv. Assessed Value: \$55,100
 Land Assessed Value: \$7,900

Rooms

Primary Bedroom:	Upper 1	18 x 12, Ceiling Fan(s), Flooring - HardWood	Bed	Upper 1
Bedroom 2:	Upper 1	14 x 10, Ceiling Fan(s), Flooring - HardWood	Bath	3
Bedroom 3:	Upper 1	12 x 11, Ceiling Fan(s), Flooring - HardWood		1 Full
Living Room:	Main	18 x 12, Built-Ins, Ceiling Fan(s), Fireplace - Gas, Flooring - HardWood		
Dining Room:	Main	13 x 11, Built-Ins, Ceiling Fan(s), Flooring - HardWood		
Kitchen:	Main	11 x 9, Ceiling Fan(s)		
Other:	Main	8 x 8		

Building Info

Above Grade Fin SQFT: 1,650 / Assessor
 Total Below Grade SQFT: 650 / Assessor
 Total Fin SQFT: 1,650 / Assessor
 Total SQFT: 2,300 / Assessor
 Foundation Details: Block
 Basement Type: Partial

Construction Materials: Brick, Vinyl Siding
 Below Grade Unfin SQFT: 650 / Assessor

Lot

Lot Acres / SQFT:	0.14a / 6098sf / Estimated	Lot Size Dimensions:	60 X 99
		Lot Features:	Level
Parking			
Attached Garage - # of Spaces	1	Features:	Attached Garage, Driveway, On Street, Inside Access
Driveway - # of Spaces	1		
Total Parking Spaces	2		

Interior Features

Interior Features: Fireplace(s): 1, Gas/Propane; Accessibility Features: None

Exterior Features

Exterior Features: Other; Deck(s); Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Electric Service: 150 Amps; Heating: Central, Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Refrigerator, Washer & Dryer All in "As Is Condition"

Agent: Property website: <https://listing.psre.com/BR11062>

Public: Beautiful three bedroom maintenance free brick and vinyl two-story in true move in condition. This home is loaded with recent updates and quality features that are rare in today's market. Noteworthy among them are the gleaming hardwoods, masonry fireplace w/gas insert, built-in book shelves, arched hallway entrances, corner cabinet in dining room, breakfast nook and more! Recent updates include: kitchen, central air conditioning (2018), heater (2018), single layer roof (2014), replacement windows, freshly painted interior (2022), French drain, ceiling fans, fenced yard and more! The current owner has paid meticulous attention to detail and it shows. Convenient location you are minutes to I-495 & I-95, public transportation, major shopping hubs and state parks. This house is an absolute standout in this price range!

Listing Office

Listing Agent:	George Manolakos (3167866) (Lic# Unknown)	(302) 529-2690
Listing Agent Email:	georgesells@comcast.net	
Responsible Broker:	Joe Pluscht (3167947) (Lic# RB-0003485-DE)	
Listing Office:	Patterson-Schwartz-Brandywine (PS-BRAN) (Lic# Unknown)	
	2211 Silverside Rd, Wilmington, DE 19810	
Office Manager:	Tim Carter (3156454)	
Office Phone:	(302) 475-0800	Office Fax: (302) 475-0981

Directions

Philadelphia Pike, right on Manor Avenue, just before Archmere Academy, down Manor to Palace Avenue on right, follow around to #5 on right.

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	2.5% Of Gross
		Dual/Var Comm:	Yes

Listing Details

Original Price:	\$285,000	DOM / CDOM:	5 / 5
Vacation Rental:	No	Original MLS Name:	BRIGHT
Listing Agmnt Type:	Exclusive Right	Off Market Date:	10/07/22
Prospects Excluded:	No		
Listing Service Type:	Full Service		
Dual Agency:	No		
Sale Type:	Standard		
Listing Term Begins:	08/19/2022		
Listing Entry Date:	08/19/2022		
Possession:	31-60 Days CD		
Federal Flood Zone:	No		

Sale/Lease Contract

Selling Agent:	Jane McDaniel (3117684) (Lic# Unknown)	(302) 521-3755
Selling Agent Email:	janemcd14@icloud.com	
Selling Office:	RE/MAX Associates-Hockessin (RMASO-HK) (Lic# RM-0000417)	
Broker of Record:	John Ford (3154664) 668 Yorklyn Rd, Hockessin, DE 19707-9688	
Office Phone:	(302) 234-3800	Office Fax: (302) 234-3805

Selling Office Email: john@johnwford.com
Concessions: No
Agreement of Sale Dt: 08/23/22 Close Date: 09/29/22
Close Sale Type: Standard Sale Close Price: \$295,500.00
Buyer Financing: Conventional Last List Price: \$285,000.00

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2510 Hughes Ave, Claymont, DE 19703**Closed | 10/12/22****Residential****\$303,000**

MLS #: DENC2028776
 Tax ID #: 06-095.00-060
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 2
 Waterfront: No
 Garage: Yes

Beds: 4
 Baths: 1 / 1
 Above Grade Fin SQFT: 1,700 / Assessor
 Assessor AbvGrd Fin SQFT: 1,700
 Price / Sq Ft: 178.24
 Year Built: 1963
 Style: Colonial
 Central Air: Yes
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: NORTHRIDGE
 Subdiv / Neigh: NORTHRIDGE

School District: [Brandywine](#)
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$2,236 / 2021
 School Tax: \$1,711
 County Tax: \$524 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Refuse Fee:
 Zoning: NC6.5

Tax Assessed Value: \$63,200 / 2021
 Imprv. Assessed Value: \$51,700
 Land Assessed Value: \$11,500
 Special Assmt:
 Land Use Code: 0
 Block/Lot: 10 / 060

Rooms

	Bed	Bath
Main	4	1 Full, 1 Half

Building Info

Above Grade Fin SQFT: 1,700 / Assessor
 Total Fin SQFT: 1,700 / Assessor
 Tax Total Fin SQFT: 1,700
 Total SQFT: 1,700 / Assessor
 Foundation Details: Block
 Basement Type: Full

Construction Materials: Brick, Frame

Lot

Lot Acres / SQFT: 0.16a / 6970sf / Assessor

Lot Size Dimensions: 69.00 x 97.50

Parking

Attached Garage - # of Spaces

1

Features: Attached Garage, Driveway, Garage - Front Entry

Total Parking Spaces

1

Interior Features

Interior Features: 1; Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Public: This is your chance to own a four-bedroom colonial home in popular Northridge. This home has been lovingly maintained by the original owner who purchased it new in the 60s. Entering the foyer, you are greeted by staircase to your left, and the large living space just to your right; filled with abundant natural light through the bay window. Past this living space, is your formal dining room and eat in kitchen. Enjoy cozy evenings in front of your wood-burning fireplace or relax out on the large patio overlooking your back yard! Conveniently located near bars, restaurants and malls. 20 minutes away from Philadelphia Airport and 30 minutes away from Central City. So, what are you waiting for? Book your showing today and have a look at this gem.

Listing Office

Listing Agent:	Holly Custer (3134549) (Lic# R1-0003137)	(302) 477-0400	
Listing Agent Email:	hollycuster1@gmail.com		
Responsible Broker:	Tia Gianakis (3156148) (Lic# RB-0030949-DE)		
Listing Office:	Concord Realty Group (CNCRDRG) (Lic# R5-0002475) 1706 Foulk Rd Ste, Wilmington, DE 19803-3700		
Office Manager:	Tia Gianakis (3156148)		
Office Phone:	(302) 477-0400	Office Fax:	(302) 342-9614
Office Email:	tiagianakis@gmail.com		

Directions

GPS

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$325,000	Owner Name:	Theresa C Heaney
Vacation Rental:	No	DOM / CDOM:	14 / 14
Listing Agrmnt Type:	Exclusive Right	Listing Terms:	All Negotiation Thru Lister
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Off Market Date:	10/12/22
Dual Agency:	Yes	Home Warranty:	No
Sale Type:	Standard		
Listing Term Begins:	08/22/2022		
Listing Entry Date:	08/22/2022		
Possession:	0-30 Days CD		
Acceptable Financing:	Cash, Conventional, FHA, FHVA		
Federal Flood Zone:	No		
Disclosures:	None		

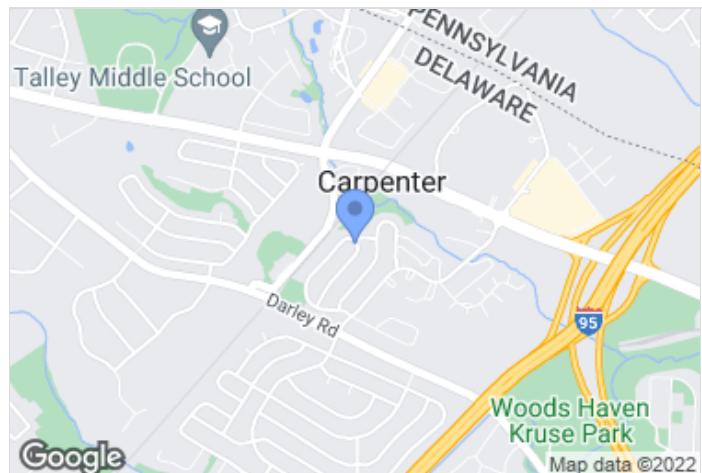
Sale/Lease Contract

Selling Agent:	Paris Luong (3248663) (Lic# Unknown)	(267) 684-8880	
Selling Agent Email:	parisluong@icloud.com		
Selling Office:	Realty Mark Associates (RLTYMKAS) (Lic# RB067295)		
Broker of Record:	Bill Mulhern (3282208) 2250 Terwood Dr Unit, Huntingdon Valley, PA 19006-1811		
Office Phone:	(215) 376-4444	Office Fax:	(215) 364-1850
Concessions:	Yes	Concessions Amount:	\$9,000
Agreement of Sale Dt:	09/04/22	Close Date:	10/12/22
Close Sale Type:	Standard Sale	Close Price:	\$303,000.00
Buyer Financing:	Conventional	Last List Price:	\$325,000.00

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750 Plumtree Ln, Claymont, DE 19703**Closed | 10/14/22****Residential****\$307,000**

MLS #:	DENC2029804
Tax ID #:	06-047.00-161
Ownership Interest:	Fee Simple
Structure Type:	Twin/Semi-Detached
Levels/Stories:	2
Waterfront:	No
Garage:	No

Beds:	3
Baths:	1 / 1
Total Rooms:	7
Above Grade Fin SQFT:	1,675 / Assessor
Assessor AbvGrd Fin SQFT:	1,675
Price / Sq Ft:	183.28
Year Built:	1967
Property Condition:	Excellent
Style:	Colonial
Central Air:	Yes
Basement:	Yes

Location

County:	New Castle, DE
In City Limits:	No
MLS Area:	Brandywine - New Castle County (30901)
Legal Subdivision:	GREENTREE SEC 3
Subdiv / Neigh:	GREENTREE

School District:	Brandywine
High School:	Mount Pleasant
Middle/Junior School:	Talley
Cross Street:	Peachtree
Election District:	LD08

Association / Community Info

Association Recreation Fee Yes \$15

Tax Annual Amt / Year:	\$1,956 / 2022
School Tax:	\$1,500
County Tax:	\$456 / Annually
City/Town Tax:	Annually
Clean Green Assess:	No
Zoning:	NCSD

Tax Assessed Value:	\$55,300 / 2022
Imprv. Assessed Value:	\$44,800
Land Assessed Value:	\$10,500
Land Use Code:	0
Block/Lot:	E / 161

Rooms

Primary Bedroom:	Upper 1 16 x 13
Bedroom 1:	Upper 1 11 x 12
Bedroom 2:	Upper 1 10 x 9
Kitchen:	Main 11 x 12, Kitchen - Gas Cooking
Dining Room:	Main 10 x 16
Family Room:	Main 13 x 15
Living Room:	Main 21 x 13
Other:	Main 18 x 13
Attic:	Unknown Attic - Pull-Down Stairs
Primary Bedroom:	Unknown

Bed Bath

Main	1 Half
Upper 1	1 Full

Building Info

Above Grade Fin SQFT:	1,675 / Assessor	Construction Materials:	Brick, Vinyl Siding
Total Fin SQFT:	1,675 / Assessor	Flooring Type:	Carpet, Hardwood, Luxury Vinyl Plank
Tax Total Fin SQFT:	1,675	Roof:	Shingle
Total SQFT:	1,675 / Assessor	Basement Finished:	50%
Foundation Details:	Concrete Perimeter		
Basement Type:	Full, Partially Finished		

Lot

Lot Acres / SQFT:	0.14a / 6098sf / Assessor	Lot Size Dimensions:	58.20 x 101.10
Fencing:	Other	Lot Features:	Corner, Level

Ground Rent

Ground Rent Exists: No

Parking

Total Parking Spaces	Unknown	Features:	Driveway, On Street
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Interior Features

Interior Features: Attic, Ceiling Fan(s), Family Room Off Kitchen, Pantry, Recessed Lighting, Wood Floors; No Fireplace; Built-In Microwave, Dryer - Gas, Freezer, Oven/Range - Gas, Refrigerator, Washer; Accessibility Features: None; Door Features: French, Sliding Glass, Storm; Basement Laundry

Exterior Features

Exterior Features: Deck(s), Enclosed, Porch(es); Pool: No Pool; Other Structures: Shed

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Electric Service: Circuit Breakers; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Washer, Dryer, Refrigerator, Stand Alone Freezer, Pool Table and Pool Accessories and Outdoor Shed - All in As/Is condition and at no monetary value

Agent: Seller has set an offer deadline for 12pm tomorrow, Thursday 9/8/22. Please send all offers to hannady@kw.com by 12pm tomorrow 9/8/22.

Public: Pride of Ownership is the first thing you'll notice when entering the Foyer of this Lovely 3 Bedroom Colonial Style Home with Brick and Vinyl Siding. This home has been Tastefully & Lovingly updated throughout the years and is Move-in Ready for YOU! The main floor boasts a Spacious Living room with Crown Molding, leading into the Dining Room. Both rooms feature Hardwood Floors and tasteful Wall & Window treatments. The Kitchen is off of the Dining room and features white Cabinetry, a Decorative backsplash - Recessed Lighting, Gas Cooking and Ample pantry space. The Kitchen is also open onto the the Cozy Family room that features Glass French Doors, Ceiling Fan and Sliding doors leading to the fenced in backyard. You can also exit the Kitchen through a Glass French door to a Bonus Enclosed Screened-in Living Space. You'll enjoy many Spring and Fall days and nights in this extra 'indoor/outdoor' Living Space with Vaulted Ceiling - Exposed Beams & Ceiling Fan which leads you to the sundeck and level backyard on a corner lot for extra privacy. There is also a large shed for your gardening tools and two more secured storage spaces off of the sundeck for your convenience. The second floor boasts Hardwood Flooring in all 3 Bedrooms as well as the Second floor landing. The Master Bedroom with Ceiling Fan is very Spacious and offers a Walk-In closet. Bedrooms 2 &3 also offer ample closet space. The Main Bathroom features a Shower/Tub Surround with built-in shelves and a white Bead Board wall design with an updated Vanity. Don't forget the basement - It's partially finished with a Pool Room. Pool Table and Accessories included, as well as free standing freezer. There is also a large Laundry room located in the basement. And a conveniently located powder room on the main floor, off of the foyer. First Showings start Tuesday 9/6/22. Don't miss this one - Make your showing appointments today.

Listing Office

Listing Agent:	Hannady Morsi (3149798) (Lic# Unknown)	(610) 299-3484
Listing Agent Email:	hannady@kw.com	
Broker of Record:	Dominic Cardone (3120128) Click for License	
Listing Office:	Keller Williams Real Estate - West Chester (KELWLMWC) (Lic# RB065511)	
Office Phone:	276B Dilworthtown Rd, West Chester, PA 19382-8328	
Office Email:	(610) 399-5100	Office Fax: (610) 399-1062
Co-Listing Agent:	Hannady Morsi (3149798) (Lic# Unknown)	(610) 299-3484
Co-Listing Agent Email:	hannady@kw.com	

Directions

Please use GPS

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	Yes

Listing Details

Original Price:	\$280,000	Previous List Price:	\$280,000
Vacation Rental:	No	Owner Name:	William Roundtree
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	4 / 4
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Off Market Date:	10/14/22
Dual Agency:	Yes	Lease Considered:	No
Sale Type:	Standard	Home Warranty:	Yes
Listing Term Begins:	09/06/2022	Pets Allowed:	Yes
Listing Entry Date:	09/06/2022	Pet Restrictions:	No Pet Restrictions
Possession:	Immediate		
Acceptable Financing:	Cash, Conventional, FHA 203(b), VA		
Federal Flood Zone:	No		

Sale/Lease Contract

Selling Agent:	Megan Kerezsi (3125717) (Lic# Unknown)	(610) 368-4189
Selling Agent Email:	megankerezsi@gmail.com	
Selling Office:	Keller Williams Real Estate - Media (KELWLMDA) (Lic# RB066179)	
Broker of Record:	Dominic Cardone (3120128) 1400 N Providence Rd Ste 1000, Media, PA 19063	
Office Phone:	(610) 565-1995	Office Fax:
Selling Office Email:	krlw709@kw.com	(610) 565-2001
Concessions:	No	
Agreement of Sale Dt:	09/08/22	Close Date:
Close Sale Type:	Standard Sale	Close Price:
Buyer Financing:	VA	Last List Price:

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2610 Wilson Ave, Claymont, DE 19703**Closed | 08/31/22****Residential** **\$315,000**

MLS #: DENC2028486
 Tax ID #: 06-083.00-203
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 2
 Waterfront: No
 Garage: Yes

Beds: 3
 Baths: 2 / 0
 Above Grade Fin SQFT: 2,225 / Assessor
 Assessor AbvGrd Fin SQFT: 2,225
 Price / Sq Ft: 141.57
 Year Built: 1956
 Style: Split Level, Traditional
 Central Air: Yes
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: CLAYMONT HEIGHTS 2
 Subdiv / Neigh: CLAYMONT HEIGHTS

School District: [Brandywine](#)
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$2,228 / 2021

Tax Assessed Value: \$63,000 / 2021

School Tax: \$1,706

Imprv. Assessed Value: \$50,900

County Tax: \$522 / Annually

Land Assessed Value: \$12,100

City/Town Tax: Annually

Special Assmt:

Clean Green Assess: No

Block/Lot: P / 203

Refuse Fee:

Zoning: NC6.5

Rooms

Living Room: Main Fireplace - Wood Burning
 Dining Room: Main
 Kitchen: Main Kitchen - Eat-in, Kitchen - Gas Cooking
 Recreation Room: Lower 1

	Bed	Bath
Upper 1	3	1 Full
Lower 1		1 Full

Building Info

Above Grade Fin SQFT: 2,225 / Assessor
 Total Fin SQFT: 2,225 / Assessor
 Tax Total Fin SQFT: 2,225
 Total SQFT: 2,225 / Assessor
 Foundation Details: Block
 Basement Type: Shelving, Sump Pump, Unfinished

Construction Materials: Brick
 Flooring Type: Carpet, Hardwood

Lot

Lot Acres / SQFT: 0.24a / 10454sf / Assessor

Lot Size Dimensions: 85.00 x 125.00

Parking

Attached Garage - # of Spaces	1	Features:	Attached Garage, Driveway, On Street, Garage Door Opener, Garage - Front Entry, Inside Access, Oversized Garage
Driveway - # of Spaces	2		
Total Parking Spaces	3		

Interior Features

Interior Features: Ceiling Fan(s), Kitchen - Table Space; Fireplace(s): 1, Wood; Dishwasher, Dryer, Oven/Range - Gas, Range Hood, Refrigerator, Stainless Steel Appliances, Washer; Accessibility Features: None; Window Features: Replacement

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Central; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Mary Laskaris will confirm the appt with you. Home is being sold in AS-IS condition. Home inspections are for your information purposes. Appliances convey in AS-IS condition also. Taxes may include senior discount.

Public: Welcome Home ! Beautiful brick 3 bedroom with 2 full bath split level home in Claymont Heights. This home has been updated nicely and maintained by its owner for 66 years ! A lovely screened porch had been added to overlook the private backyard. As you enter the home you have a spacious living room with wood-burning fireplace. Then there is a wide opening to the dedicated dining room. While the living/dining is fully carpeted, there are hardwood floor underneath. The eat-in kitchen has a gas-burning stovetop and many cabinets. There is a nice view into the backyard. Up the stairs to the 3 bedrooms and first full bath. The bedrooms have hardwood floors throughout. The main bedroom offers two closets ! You will notice a lot of natural light through the updated windows. Down stairs to the recreation room along with the second full bath. There is also the door to the large screened porch where you can relax and enjoy the lovely landscaped backyard. This home also offers an attached oversized garage with remote. Finally down a short flight of steps is the unfinished basement that has the laundry with utility sink. Furnace is only 4 years old ! Large wooden shelving units for great additional pantry/storage. Nicely located in the neighborhood and very close to 495 and 95 for points North and South.

Listing Office

Listing Agent:	Mary Jo Laskaris (3120421) (Lic# Unknown)	(302) 383-9644
Listing Agent Email:	mary.laskaris@lnf.com	
Broker of Record:	Nick D'Ambrosia (18809) Click for License	
Listing Office:	Long & Foster Real Estate, Inc. (LNFGREEN) (Lic# RB-0020110)	
Office Manager:	3801 Kennett Pike D200 Rd, Wilmington, DE 19807-1111	
Office Phone:	Richard Christopher Jr. (3120553)	
Office Email:	(302) 351-5000	Office Fax: (302) 575-1004
Co-Listing Agent:	rtc@lnf.com	
Co-Listing Agent Email:	Felicia Stein (3298996) (Lic# Unknown)	(443) 350-7462
	felicia.stein@lnf.com	

Directions

From Harvey Rd turn on Grant Ave. Left on Aldon Rd then Right on Wilson Ave. Home on the left.

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$305,000	Owner Name:	June J Tshudy
Vacation Rental:	No	DOM / CDOM:	3 / 3
Listing Agmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	08/31/22
Listing Service Type:	Full Service	Expiration Date:	07/27/23
Dual Agency:	Yes		
Sale Type:	Standard		
Listing Term Begins:	07/27/2022		
Listing Entry Date:	07/27/2022		
Possession:	Immediate		

Sale/Lease Contract

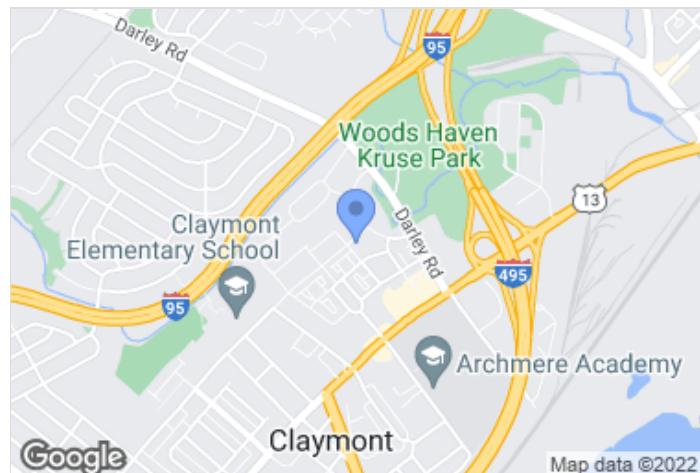
Selling Agent:	Chrissy Quinn (3124972) (Lic# Unknown)	(302) 355-1880
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Selling Agent Email: dppminfo@yahoo.com
Selling Office: [Keller Williams Real Estate - Newark](#) (KELWLMN) (Lic# Unknown)
Responsible Broker: Mike McGavisk (3143256) (Lic# RB-0031018-DE)
56 W Main St Ste 101, Christiana, DE 19702-1539
Office Phone: (302) 738-2300 Office Fax: (302) 738-4200
Selling Office Email: klrw426@kw.com
Concessions: No
Agreement of Sale Dt: 07/29/22 Close Date: 08/31/22
Close Sale Type: Standard Sale Close Price: \$315,000.00
Buyer Financing: Conventional Last List Price: \$305,000.00

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3854 Green St, Claymont, DE 19703**Closed | 08/17/22****Residential** **\$315,000**

MLS #: DENC2027164
 Tax ID #: 06-071.00-309.C.AL08
 Ownership Interest: Condominium
 Association: Condo/Coop, HOA
 Structure Type: Interior Row/Townhouse
 Levels/Stories: 2
 Waterfront: No
 Garage: Yes

Beds: 2
 Baths: 2
 Above Grade Fin SQFT: 1,500 / Assessor
 Assessor AbvGrd Fin SQFT: 1,500
 Price / Sq Ft: 210.00
 Year Built: 2015
 Style: Reverse
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: DARLEY GREEN
 Subdiv / Neigh: DARLEY GREEN

School District: Brandywine
 High School: Mount Pleasant
 Middle/Junior School: Talley
 Elementary School: Claymont
 Election District: LD08

Association / Community Info

HOA: Yes
 Condo/Coop Assoc: Yes
 Condo/Coop Name: Darley Green - The Commonwealth Group
 Association Fee Incl.: Common Area Maintenance, Exterior Building Maintenance, Insurance, Lawn Maintenance, Snow Removal
 Amenities: None

HOA Fee: \$29 / Monthly
 Condo/Coop Fee: \$68.00 / Monthly
 Condo/Coop Phone: (302) 472-7200

Taxes and Assessment

Tax Annual Amt / Year: \$2,020 / 2021
 School Tax: \$1,546
 County Tax: \$474 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Refuse Fee:
 Zoning: HT

Tax Assessed Value: \$57,100 / 2021
 Imprv. Assessed Value: \$49,600
 Land Assessed Value: \$7,500
 Special Assmt:
 Block/Lot: I / 309.C.AL08

Rooms

	Bed	Bath
Upper 1	2	2 Full

Building Info

Above Grade Fin SQFT: 1,500 / Assessor
 Total Fin SQFT: 1,500 / Assessor
 Tax Total Fin SQFT: 1,500
 Total SQFT: 1,500 / Assessor
 Foundation Details: Slab

Construction Materials: Vinyl Siding

Lot

Lot Size Dimensions: 0.00 x 0.00

Parking

Attached Garage - # of Spaces **1** Features: Attached Garage, On Street, Inside Access
Total Parking Spaces **1**

Interior Features

Interior Features: Accessibility Features: None; Upper Floor Laundry

Exterior Features

Exterior Features: Sidewalks, Street Lights; Balcony; Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: See Inclusions/Exclusions Addendum

Exclusions: See Inclusions/Exclusions Addendum

Agent: Sellers would prefer a 30 day settlement with the ability to rent back for 1 week

Public: Welcome home to this lovely 2 story, interior unit in the highly desirable community of Darley Green. This home sits on a premium lot overlooking the park across the street, rather than additional homes. The street level entrance adds to the convenience and accessibility of this home. Step into the open concept living space and you will immediately feel at home. Natural light floods through all the windows in the front of the property and into the 2-story living room giving it a bright and airy feel. Neutral paint and wood floors run throughout the main floor. The kitchen has upgraded stainless steel appliances, a newly tiled backsplash and contemporary, glass range hood. There is also plenty of cabinet and counter space and a large pantry. Head upstairs to find a generously sized loft that is perfect for an office space, reading area or study. The primary bedroom features a large walk-in closet and en-suite bathroom with upgraded tile. Across the hall is another spacious bedroom with a walk-in closet, as well as a full hall bathroom with tile flooring. The upstairs is complete with a 2nd story laundry room which also features a tiled floor. The 1 car garage allows you to keep your car out of the weather and provides some additional storage space. Don't wait for new construction, this home is ready for you to move into right now, and the location is tough to beat – just a short walk to the Claymont Public Library, Food Lion, Claymont Train Station, and I-495. Book your tour today.

Listing Office

Listing Agent: [Matt Fish](#) (3140561) (Lic# Unknown) (302) 409-0084
 Listing Agent Email: mattfish@kw.com
 Broker of Record: Beckie Barton (3343446) [Click for License](#)
 Listing Office: [Keller Williams Realty Wilmington](#) (KELWLMWM) (Lic# Unknown)
 1521 Concord Pike Ste 102, Wilmington, DE 19803-3614
 Office Phone: (302) 299-1100

Directions

Darley Rd to Lenape Way. Turn left onto Green St. Property will be on left.

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	\$0
		Dual/Var Comm:	No

Listing Details

Original Price:	\$300,000	Owner Name:	Aaron & Amanda Mapoy
Vacation Rental:	No	DOM / CDOM:	9 / 9
Listing Agmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	08/17/22
Listing Service Type:	Full Service	Pets Allowed:	Yes
Dual Agency:	Yes	Pet Restrictions:	No Pet Restrictions
Sale Type:	Standard		
Listing Term Begins:	07/08/2022		
Listing Entry Date:	07/08/2022		
Possession:	Negotiable		
Acceptable Financing:	Cash, Conventional, FHA, VA		
Disclosures:	Lead Based Paint - Federal, Prop Disclosure, Radon		

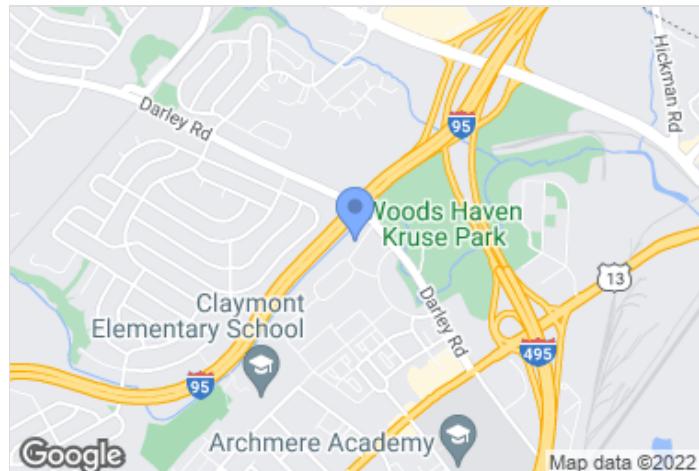
Sale/Lease Contract

Selling Agent:	Adam Costa (3140523) (Lic# Unknown)	(610) 227-5614
Selling Agent Email:	agcsalesllc@gmail.com	
Selling Office:	Coldwell Banker Realty (CBPREWLM) (Lic# Unknown)	
Broker of Record:	David Krieger (3182675) 5349 Limestone Rd, Wilmington, DE 19808	
Office Phone:	(302) 234-1888	Office Fax: (302) 352-2225
Concessions:	No	
Agreement of Sale Dt:	07/16/22	Close Date: 08/17/22
Close Sale Type:	Standard Sale	Close Price: \$315,000.00
Buyer Financing:	Conventional	Last List Price: \$300,000.00

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3649 Naamans Dr, Claymont, DE 19703**Closed | 11/10/22****Residential****\$316,000**

Recent Change: **11/10/2022 : Closed : A/C->CLS**

MLS #: DENC2031064
 Tax ID #: 06-058.00-417
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 1
 Waterfront: No
 Garage: No

Beds: 3
 Baths: 1
 Above Grade Fin SQFT: 1,175 / Assessor
 Assessor AbvGrd Fin SQFT: 1,175
 Price / Sq Ft: 268.94
 Year Built: 1954
 Style: Ranch/Rambler
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: ASHBOURNE HILLS
 Subdiv / Neigh: ASHBOURNE HILLS

School District: [Brandywine](#)
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$1,532 / 2022
 School Tax: \$1,175
 County Tax: \$357 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Zoning: NC6.5

Tax Assessed Value: \$43,300 / 2022
 Imprv. Assessed Value: \$32,000
 Land Assessed Value: \$11,300
 Land Use Code: 0
 Block/Lot: 417

Rooms

	Bed	Bath
Main	3	1 Full

Building Info

Yr Major Reno/Remodel: 2022
 Above Grade Fin SQFT: 1,175 / Assessor
 Total Fin SQFT: 1,175 / Assessor
 Tax Total Fin SQFT: 1,175
 Total SQFT: 1,175 / Assessor
 Foundation Details: Slab

Construction Materials: Aluminum Siding, Brick, Vinyl Siding

Lot

Lot Acres / SQFT: 0.21a / 9148sf / Assessor

Lot Size Dimensions: 65.00 x 140.00

Parking

Attached Carport - # of Spaces

1

Features: Attached Carport

Total Parking Spaces

1

Interior Features

Interior Features: Fireplace(s): 1, Brick; Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Heat Pump-Electric BackUp; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Refrigerator, Range, Dishwasher, Microwave

Public: Welcome home! 3649 Naamans Dr. is ready for its new owners! This single-level home has been beautifully renovated and has gorgeous modern fixtures including an open floor plan, New white cabinets,, granite countertops, recessed lighting, vinyl flooring, and stainless steel appliances. When you enter the home, a bright and open living room greets you with a small foyer with seamless transition into the living area. Natural light flows all throughout the house from the large windows. The open concept living room leads to the kitchen and dining room, perfect for entertaining! Covered patio with views of the large, private backyard. This home is ready for all your summer parties! Back inside and down the hall, you will find three sizable bedrooms and a full new bathroom that has been completely modernized. Just five minute from the PA/DE border, this home is conveniently located for wherever you're heading. Don't miss out on this incredible home!

Listing Office

Listing Agent:	Barry Godfrey (3168124) (Lic# Unknown)	(302) 275-9412
Listing Agent Email:	bgodfr3131@aol.com	
Responsible Broker:	Barry Godfrey (3168124) (Lic# R1-0002457-DE)	
Listing Office:	Home Finders Real Estate Company (HOMEFIND) (Lic# Unknown)	
Office Phone:	31 Trolley Undef C, Wilmington, DE 19806-3334 (302) 655-8091	Office Fax: (302) 655-8031
Office Email:	bgodfrey@exclusivebuyer.com	

Directions

Darley Rd to Naamans Dr. and home on the right

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	2.5% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$319,900	DOM / CDOM:	36 / 36
Vacation Rental:	No	Original MLS Name:	BRIGHT
Listing Agrmnt Type:	Exclusive Right	Off Market Date:	11/10/22
Prospects Excluded:	No		
Listing Service Type:	Full Service		
Dual Agency:	Yes		
Sale Type:	Standard		
Listing Term Begins:	09/09/2022		
Listing Entry Date:	09/09/2022		
Possession:	Immediate		
Acceptable Financing:	Conventional, FHA, VA		

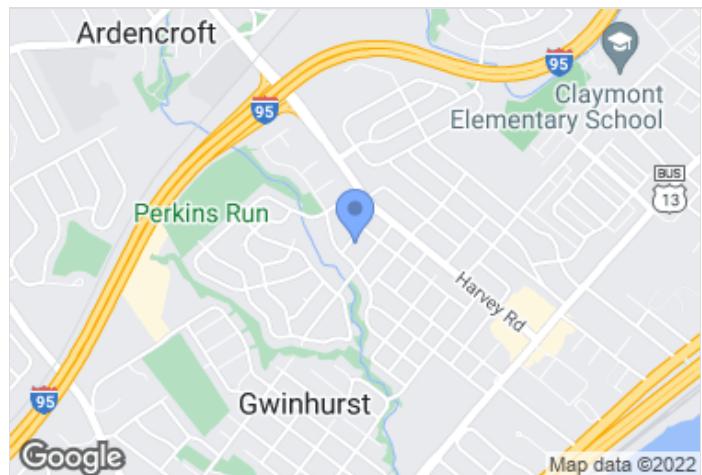
Sale/Lease Contract

Selling Agent:	Zach Dupras (3297045) (Lic# Unknown)	(302) 242-5280
Selling Agent Email:	zach.dupras@cbpref.com	
Selling Office:	Coldwell Banker Realty (CBPREGO) (Lic# RB067335)	
Broker of Record:	David Krieger (3182675) 325 Chestnut St Ste 1300, Philadelphia, PA 19106-4502	
Office Phone:	(215) 923-7600	Office Fax: (215) 923-0500
Selling Office Email:	cbpolddcityadmin@cbpref.com	
Concessions:	No	
Agreement of Sale Dt:	10/14/22	Close Date: 11/10/22
Close Sale Type:	Standard Sale	Close Price: \$316,000.00
Buyer Financing:	Conventional	Last List Price: \$319,900.00

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2604 Jefferson Ave, Claymont, DE 19703**Closed | 11/10/22****Residential****\$320,000**Recent Change: **11/10/2022 : Closed : PND->CLS**

MLS #: DENC2032630
 Tax ID #: 0608300159
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 1
 Waterfront: No
 Garage: No

Beds: 3
 Baths: 1 / 1
 Above Grade Fin SQFT: 1,775 / Estimated
 Assessor AbvGrd Fin SQFT: 1,165
 Price / Sq Ft: 180.28
 Year Built: 1958
 Style: Ranch/Rambler
 Central Air: Yes
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Subdiv / Neigh: CLAYMONT HEIGHTS

School District: [Brandywine](#)
 High School: Brandywine
 Middle/Junior School: Dupont
 Elementary School: Maple Lane

Taxes and Assessment

Tax Annual Amt / Year: \$1,913 / 2021
 Zoning: NC6.5

Tax Assessed Value: \$54,100

Rooms

Primary Bedroom:	Main	13 x 13	Bed	3	Bath
Bedroom 1:	Main	13 x 10			
Bedroom 2:	Main	10 x 10			
Kitchen:	Main	13 x 11			
Living Room:	Main	21 x 14			

Main	1 Full
Lower 1	1 Half

Building Info

Above Grade Fin SQFT: 1,775 / Estimated
 Total Fin SQFT: 1,775 / Estimated
 Total SQFT: 1,775 / Estimated
 Foundation Details: Block
 Basement Type: Combination

Construction Materials: Brick

Lot

Lot Acres / SQFT: 0.18a / 7841sf / Estimated

Lot Size Dimensions: 66x120

Parking

Total Parking Spaces

Unknown

Features: Driveway

Interior Features

Interior Features: Accessibility Features: None

Exterior Features

Exterior Features: Other; Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Oil; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Refrigerator, Washer, Dryer

Agent: Property website: <https://listing.psre.com/HK30335>

Public: One-level living at its finest! Solidly-built brick ranch in desirable North Wilmington! Upon arrival, you will notice the welcoming curb appeal and meticulously maintained landscaping! Once inside, you will enter the inviting Living Room complete with real hardwood flooring. The Kitchen is a chef's delight and has been completely updated featuring an abundance of modern grey cabinetry, stylish granite counters, and gorgeous tumbled stone flooring (appliances included). Three generously-sized bedrooms on main floor to host a multitude of needs. Full bath has been completely updated and features state-of-the-art "rain" showerhead. Lower level features additional living space and an updated half bath. Backyard is flat, fenced and ready for some fall football with family and friends! Don't delay! Make this fine home yours just in time for the holidays!

Listing Office

Listing Agent: [Kelly Spinelli](#) (3124053) (Lic# Unknown) (302) 239-3000
 Listing Agent Email: kspinelli@psre.com
 Responsible Broker: Joe Pluscht (3167947) (Lic# RB-0003485-DE)
 Listing Office: [Patterson-Schwartz-Hockessin](#) (PS-LANC) (Lic# Unknown)
 7234 Lancaster Pike Ste 100A, Hockessin, DE 19707-9273
 Office Manager: Salvatore Sedita (3120402)
 Office Phone: (302) 239-3000 Office Fax: (302) 239-3026
 Office Email: ssedita@psre.com

Directions

Harvey Road to Jefferson Avenue

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$315,000	Previous List Price:	\$315,000
Vacation Rental:	No	DOM / CDOM:	6 / 6
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	11/10/22
Listing Service Type:	Full Service		
Dual Agency:	Yes		
Sale Type:	Standard		
Listing Term Begins:	10/06/2022		
Listing Entry Date:	10/06/2022		
Possession:	0-30 Days CD		
Federal Flood Zone:	No		

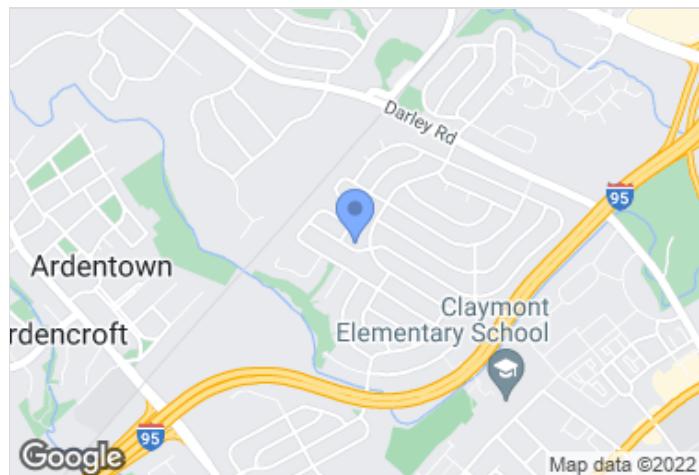
Sale/Lease Contract

Selling Agent:	Katie Pechickjian (3283394) (Lic# Unknown)	(302) 383-3547	
Selling Agent Email:	kohanlon7@yahoo.com		
Selling Office:	EXP Realty, LLC (EXPDE) (Lic# RM-0000534)		
Broker of Record:	Lisa Lowe (86158)		
Office Phone:	144 Kings Hwy Ste 301, Dover, DE 19901-7308 (888) 543-4829	Office Fax:	(888) 543-4829
Selling Office Email:	de.broker@exprealty.net		
Concessions:	No		
Agreement of Sale Dt:	10/11/22	Close Date:	11/10/22
Close Sale Type:	Standard Sale	Close Price:	\$320,000.00
Buyer Financing:	Cash	Last List Price:	\$320,000.00

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205 S Avon Dr, Claymont, DE 19703**Closed | 08/31/22****Residential****\$325,000**

MLS #: DENC2027608
 Tax ID #: 06-057.00-069
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 2
 Waterfront: No
 Garage: No

Beds: 4
 Baths: 1 / 1
 Above Grade Fin SQFT: 1,775 / Assessor
 Assessor AbvGrd Fin SQFT: 1,775
 Price / Sq Ft: 183.10
 Year Built: 1957
 Style: Split Level
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: ASHBOURNE HILLS SC 6
 Subdiv / Neigh: ASHBOURNE HILLS

School District: Brandywine
 Cross Street: Shelly
 Election District: LD08

Association / Community Info

Property Manager: No

Taxes and Assessment

Tax Annual Amt / Year: \$1,786 / 2021
 School Tax: \$1,368
 County Tax: \$419 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Refuse Fee:
 Loss Mitigation Fee: No
 Agricultural Tax Due: No
 Zoning: NC6.5

Tax Assessed Value: \$50,500 / 2021
 Imprv. Assessed Value: \$39,000
 Land Assessed Value: \$11,500
 Special Assmt:
 Historic: No
 Block/Lot: 0 / 069

Rooms

Bedroom 1: Upper 1 12 x 14
 Bathroom 2: Upper 1 15 x 10
 Bathroom 3: Upper 1 11 x 9
 Kitchen: Main 10 x 12
 Dining Room: Main 12 x 9
 Bathroom 1: Lower 1 7 x 12

	Bed	Bath
Upper 1	3	1 Full
Lower 1	1	1 Half

Building Info

Above Grade Fin SQFT: 1,775 / Assessor
 Total Fin SQFT: 1,775 / Assessor
 Tax Total Fin SQFT: 1,775

Construction Materials: Brick, Vinyl Siding
 Roof: Shingle

Total SQFT: 1,775 / Assessor

Wall & Ceiling Types: Dry Wall

Foundation Details: Slab

Lot

Lot Acres / SQFT: 0.16a / 6969sf / Assessor Lot Size Dimensions: 69.70 x 122.40

Ground Rent

Ground Rent Exists: No

Parking

Total Parking Spaces Unknown Features: Driveway

Interior Features

Interior Features: No Fireplace; Accessibility Features: None; Lower Floor Laundry

Exterior Features

Exterior Features: Screened; Pool: No Pool; Other Structures: Shed

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Central; Heating Fuel: Oil; Hot Water: Electric; Water Source: Public; Sewer: Public Septic

Remarks

Inclusions: Wooden Hutch in Family Room

Agent: Property is being sold "AS IS". Home inspection report is for informational purposes only. The room dimensions are estimates. Conveniently located in Ashbourne Hills, Claymont, DE. This is a unique opportunity to put your personal cosmetic stamp on a solid foundation home. The home is freshly painted, new oil tank installed on concrete slab in 2021. Whole home water filtration system installed 2018. There are endless possibilities to make this home your forever home. This 4 Bedroom, 1.5 Bath home features an upstairs full bath that has recently been updated. The 3 Bedrooms on the upper floor are a good size and provide ample closet space. The main level has a spacious living room with a bay window that brings in a beautiful natural light to the main floor. The main level also has a wonderful screened in porch to enjoy a little nature and relax as you look out to the fenced in tree lined backyard. The family room on the lower level is a very cozy space that also has a bedroom (great home office space) and powder room. The laundry area is conveniently located on this floor along with some storage. There is a full attic for ample storage space. Please take advantage of this wonderful opportunity to make this your next home! Conveniently located, minutes from I-95 & 495, Philadelphia and Wilmington.

Public: Conveniently located in Ashbourne Hills, Claymont, DE. This is a unique opportunity to put your personal cosmetic stamp on a solid foundation home. The home is freshly painted, new oil tank installed on concrete slab in 2021. Whole home water filtration system installed 2018. There are endless possibilities to make this home your forever home. This 4 Bedroom, 1.5 Bath home features an upstairs full bath that has recently been updated. The 3 Bedrooms on the upper floor are a good size and provide ample closet space. The main level has a spacious living room with a bay window that brings in a beautiful natural light to the main floor. The main level also has a wonderful screened in porch to enjoy a little nature and relax as you look out to the fenced in tree lined backyard. The family room on the lower level is a very cozy space that also has a bedroom (great home office space) and powder room. The laundry area is conveniently located on this floor along with some storage space. There is a full attic for ample storage. Please take advantage of this wonderful opportunity to make this your next home! Conveniently located, minutes from I-95 & 495, Philadelphia and Wilmington.

Listing Office

Listing Agent: [Valerie Vassar](#) (3164821) (Lic# Unknown)

(302) 690-2841

Listing Agent Email: valerie@hreassociates.com

Responsible Broker: Sharon Hamilton (3174651) (Lic# RB-0020738-DE)

[Healthy Real Estate & Associates](#) (HEALTHY1) (Lic# Unknown)

Listing Office: 1813 Marsh Rd Ste D, Wilmington, DE 19810-4544

Office Phone: (302) 314-3775

Office Email: sharon@hreassociates.com

Directions

Darley Road to Shelly Drive, right on S. Avon Drive.

Compensation

Buyer Agency Comp: 2.5% Of Gross

Sub Agency Comp:

2.5% Of Gross

Dual/Var Comm:

Yes

Listing Details

Original Price:	\$298,999	Previous List Price:	\$298,999
Vacation Rental:	No	Owner Name:	Owner of Record
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	3 / 3
Prospects Excluded:	No	Listing Terms:	As is Condition
Listing Service Type:	Full Service	Original MLS Name:	BRIGHT
Dual Agency:	No	Off Market Date:	08/31/22
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	07/14/2022	Home Warranty:	No
Listing Entry Date:	07/14/2022	Pets Allowed:	No
Possession:	Immediate		
Acceptable Financing:	Cash, Conventional, FHA		
Federal Flood Zone:	No		

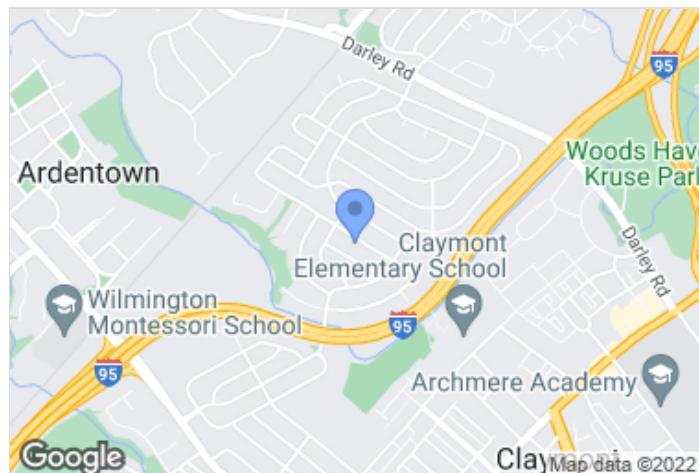
Sale/Lease Contract

Selling Agent:	Erin Robertson (3281586) (Lic# Unknown)	(610) 679-4336	
Selling Agent Email:	erin@erinrobertson.net		
Selling Office:	RE/MAX Town & Country (RMTC2) (Lic# RB049965C)		
Broker of Record:	Sandy Mariani (3165339) 1479 Wilmington Pike, West Chester, PA 19382-8316		
Office Phone:	(610) 675-7100	Office Fax:	(610) 675-1209
Selling Office Email:	frontdeskremax1479@gmail.com		
Concessions:	No		
Agreement of Sale Dt:	07/16/22	Close Date:	08/31/22
Close Sale Type:	Standard Sale	Close Price:	\$325,000.00
Buyer Financing:	Conventional	Last List Price:	\$325,000.00

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160 Honeywell Dr, Claymont, DE 19703**Closed | 10/31/22****Residential****\$330,000**

Recent Change: **11/01/2022 : Closed : PND->CLS**

MLS #: DENC2031684
 Tax ID #: 06-058.00-259
 Ownership Interest: Fee Simple
 Association: HOA
 Structure Type: Detached
 Levels/Stories: 2
 Waterfront: No
 Garage: No

Beds: 3
 Baths: 1 / 1
 Above Grade Fin SQFT: 1,675 / Assessor
 Assessor AbvGrd Fin SQFT: 1,675
 Price / Sq Ft: 197.01
 Year Built: 1956
 Style: Split Level
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: RADNOR GREEN SEC 2
 Subdiv / Neigh: RADNOR GREEN

School District: [Brandywine](#)
 Election District: LD08

Association / Community Info

HOA: Yes

HOA Fee: \$45 / Annually

Taxes and Assessment

Tax Annual Amt / Year: \$2,031 / 2022
 School Tax: \$1,557
 County Tax: \$474 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Zoning: NC6.5

Tax Assessed Value: \$57,400 / 2022
 Imprv. Assessed Value: \$45,700
 Land Assessed Value: \$11,700
 Block/Lot: 259

Rooms

	Bed	Bath
Main	1	Half
Upper 1	3	1 Full

Building Info

Above Grade Fin SQFT: 1,675 / Assessor
 Total Fin SQFT: 1,675 / Assessor
 Tax Total Fin SQFT: 1,675
 Total SQFT: 1,675 / Assessor
 Wall & Ceiling Types: Dry Wall
 Foundation Details: Slab

Construction Materials: Asbestos, Brick
 Flooring Type: Engineered Wood, Hardwood, Laminated
 Roof: Architectural Shingle

Lot

Lot Acres / SQFT: 0.19a / 8276sf / Assessor

Lot Size Dimensions: 75.00 x 110.00

Parking

Driveway - # of Spaces	3	Features: Driveway
Total Parking Spaces	3	

Interior Features

Interior Features: Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Central; Heating Fuel: Central, Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: All appliances, As-Is

Agent: Seller is not seeking to provide the permit or CoA for the deck and the addition. As-Is. Please do not send the offer via Dotloop or DocuSign. PDF only.

Public: Truly Move-In Ready home in Radnor Green is available!! Great split level home with 3 bedroom, 1 1/2 bath with neutral paint throughout. Exterior sidings and shutters have been painted. Inviting & open floor plan and easy on the eyes. Step into the foyer on the main level. Family room is on the left from the foyer and has access to the addition for all storage needs. Laundry room and the powder room are just off the foyer. Just a couple of stairs up to the living room with gleaming laminate engineered wood floor overlooking the kitchen and dining room combo. Eat-in kitchen with center island opens to the dining and is a plus for any gathering or holiday entertaining. Updated recessed lightings, chandelier, laminate counters, appliances and newer doors with built in blinds off the kitchen for easy access to the deck. Enjoy BBQ on the deck and throw football in the backyard. Upper bedroom level has Jack and Jill bath, primary room and 2 large bedrooms. Brand new 30 yr architectural shingle roof was just installed in 7/2022. Conveniently located to I-95, State Rds, school and shopping. Easy commute to Philadelphia, West Chester PA or NJ. Don't miss this great home!! No more budget breaking oil heating

Listing Office

Listing Agent: [Mia Burch](#) (3132291) (Lic# Unknown) (302) 598-4069

Listing Agent Email: mia.burch@longandfoster.com

Broker of Record: Nick D'Ambrosia (18809) [Click for License](#)

Listing Office: [Long & Foster Real Estate, Inc.](#) (LNFGREEN) (Lic# RB-0020110)

3801 Kennett Pike D200 Rd, Wilmington, DE 19807-1111

Office Manager: Richard Christopher Jr. (3120553)

Office Phone: (302) 351-5000 Office Fax: (302) 575-1004

Office Email: rtc@lnf.com

Co-Listing Agent: [PAUL BURCH](#) (3261024) (Lic# Unknown) (302) 598-1871

Co-Listing Agent Email: paul.burch.realtor@gmail.com

Directions

Harvey Rd to Glenrock Dr, turn left to Honeywell Dr. House is on the left

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	2.5% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$320,000	Previous List Price:	\$320,000
Vacation Rental:	No	Owner Name:	Matthew J Niebuhr
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	3 / 3
Prospects Excluded:	No	Listing Terms:	As is Condition
Listing Service Type:	Entry Only	Original MLS Name:	BRIGHT
Dual Agency:	No	Off Market Date:	11/01/22
Sale Type:	Standard	Expiration Date:	09/30/23
Listing Term Begins:	09/23/2022	Documents Available:	Seller's Property Disclosure
Listing Entry Date:	09/23/2022		
Possession:	Immediate, Settlement		
Disclosures:	Lead Based Paint - State, Prop Disclosure, Radon		

Sale/Lease Contract

Selling Agent: [Mia Burch](#) (3132291) (Lic# Unknown) (302) 598-4069

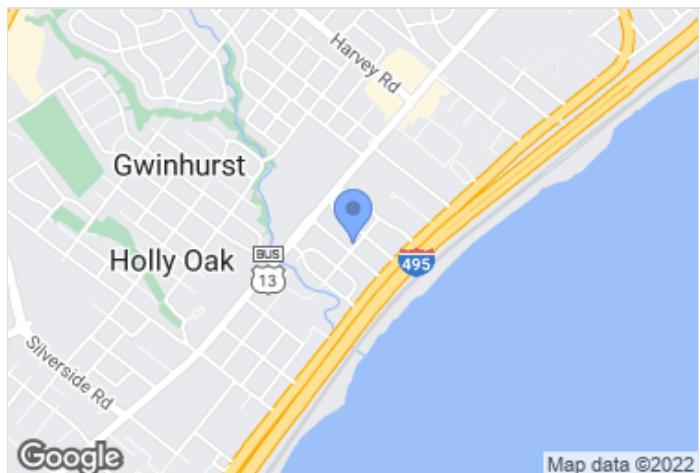
Selling Agent Email: mia.burch@longandfoster.com

Selling Office: [Long & Foster Real Estate, Inc.](#) (LNFGREEN) (Lic# RB-0020110)
Broker of Record: Nick D'Ambrosia (18809)
3801 Kennett Pike D200 Rd, Wilmington, DE 19807-1111
Office Phone: (302) 351-5000 Office Fax: (302) 575-1004
Selling Office Email: rtc@lnf.com
Co-Selling Agent: [PAUL BURCH](#) (3261024) (Lic# Unknown)
Concessions: No
Agreement of Sale Dt: 09/25/22 Close Date: 10/31/22
Close Sale Type: Standard Sale Close Price: \$330,000.00
Buyer Financing: Conventional Last List Price: \$330,000.00

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17 Rolling Rd, Claymont, DE 19703**Closed | 09/23/22****Residential** **\$330,000**

MLS #: DENC2028162
 Tax ID #: 06-106.00-311
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 2
 Waterfront: No
 Garage: No

Beds: 3
 Baths: 2 / 2
 Above Grade Fin SQFT: 2,350 / Assessor
 Assessor AbvGrd Fin SQFT: 2,066
 Price / Sq Ft: 140.43
 Year Built: 1939
 Style: Colonial
 Central Air: No
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: ROLLING PARK
 Subdiv / Neigh: ROLLING PARK

School District: [Brandywine](#)
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$1,977 / 2021
 School Tax: \$1,514
 County Tax: \$464 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Refuse Fee:
 Zoning: NC6.5

Tax Assessed Value: \$55,900 / 2021
 Imprv. Assessed Value: \$44,300
 Land Assessed Value: \$11,600
 Special Assmt:
 Land Use Code: 0
 Block/Lot: 311

Rooms

	Bed	Bath
Main		1 Half
Upper 1	3	2 Full
Lower 1		1 Half

Building Info

Above Grade Fin SQFT: 2,350 / Assessor
 Below Grade Fin SQFT: 284 / Assessor
 Total Below Grade SQFT: 284 / Assessor
 Total Fin SQFT: 2,634 / Assessor
 Tax Total Fin SQFT: 2,634
 Total SQFT: 2,634 / Assessor
 Foundation Details: Other
 Basement Type: Full

Construction Materials: Aluminum Siding, Stone, Vinyl Siding

Lot

Lot Acres / SQFT: 0.18a / 7841sf / Assessor

Lot Size Dimensions: 70.00 x 110.00

Parking

Driveway - # of Spaces **2** Features: Driveway
Total Parking Spaces **2**

Interior Features

Interior Features: Fireplace(s): 1, Wood; Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Wall Unit; Cooling Fuel: Electric; Heating: Hot Water; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Public: Back on the market due to buyer's financing falling through. So now is your opportunity to own this charming 2 story home located in the popular area of Northern Delaware. Beautiful, brand new flooring throughout the living room with fireplace and a formal dining room with chair rail and built-in cabinetry. The recently renovated kitchen with light cinnamon frosted cabinets, cream color granite countertops, and stainless steel appliances has plenty of space for a breakfast nook and a gourmet coffee bar! On a crisp, cool morning relax in the screened-in back yard porch drinking a cup of coffee or refreshing tea! There is also a room next to the living room that could be used as a professional office with its own separate outside entrance. The upstairs second level with brand new neutral carpeting has 3 nice size bedrooms and two full bathrooms which include a main bedroom with its own full bathroom. The finished basement with a custom built-in bar could be redesigned as a family room, fitness room, office or theatre room. It's your new home... you decide!! The fenced in yard is a great spot for starting a flower or vegetable garden or enjoying barbeques with family and friends at your new home! There is even enough room in the backyard for building a fire pit and roasting marshmallows! Additional feature of this home includes a pull down attic with finished space for a workshop. Easy access to I-495 to Pennsylvania and within a few minutes of grocery stores, fitness centers, schools and Bellevue State Park! Schedule a tour today and make an offer before someone else does!

Listing Office

Listing Agent: [Laura Walker](#) (3182100) (Lic# Unknown) (302) 373-4884
 Listing Agent Email: laurawalkerhomes@aol.com
 Responsible Broker: Laura Walker (3182100) (Lic# rb0020589-DE)
 Listing Office: [Walker Realty Group](#) (WALKER1) (Lic# Unknown)
 262 Chapman Rd Ste 202-5, Newark, DE 19702-5448
 Office Phone: (302) 373-4884
 Office Email: laurawalkerhomes@aol.com

Directions

GPS

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	2.5% Of Gross
		Dual/Var Comm:	Yes

Listing Details

Original Price:	\$329,900	Owner Name:	David S Grulke
Vacation Rental:	No	DOM / CDOM:	10 / 10
Listing Agmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	09/28/22
Listing Service Type:	Full Service		
Dual Agency:	Yes		
Sale Type:	Standard		
Listing Term Begins:	07/21/2022		
Listing Entry Date:	07/21/2022		
Possession:	Immediate		
Acceptable Financing:	Cash, Conventional, FHA, VA		

Sale/Lease Contract

Selling Agent:	Cindy Allen (3164757) (Lic# Unknown)	(302) 415-0772
Selling Agent Email:	cindy.allen@foxroach.com	
Selling Office:	BHHS Fox & Roach-Concord (61012) (Lic# Unknown)	
Responsible Broker:	Gail Renulfi (3154669) (Lic# RB-0003097-DE) 2200 Concord Pike Fl 1, Wilmington, DE 19803-2909	
Office Phone:	(302) 477-5500	Office Fax: (302) 477-5510

Selling Office Email: walt.hurtt@foxroach.com
Concessions: No
Agreement of Sale Dt: 09/05/22 Close Date: 09/23/22
Close Sale Type: Standard Sale Close Price: \$330,000.00
Buyer Financing: Conventional Last List Price: \$329,900.00

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604 Providence Ave, Claymont, DE 19703**Closed | 08/29/22****Residential** **\$340,000**

MLS #: DENC2027964
 Tax ID #: 06-095.00-352
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 3
 Waterfront: No
 Garage: Yes

Beds: 3
 Baths: 2 / 0
 Above Grade Fin SQFT: 1,950 / Assessor
 Assessor AbvGrd Fin SQFT: 1,119
 Price / Sq Ft: 174.36
 Year Built: 1956
 Property Condition: Good
 Style: Split Level
 Central Air: Yes
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Subdiv / Neigh: CLAYMONT HEIGHTS

School District: [Brandywine](#)

Taxes and Assessment

Tax Annual Amt / Year: \$2,144 / 2021
 Zoning: NC6.5

Tax Assessed Value: \$60,600

Rooms

	Bed	Bath
Upper 1	3	1 Full
Lower 1		1 Full

Building Info

Above Grade Fin SQFT: 1,950 / Assessor
 Below Grade Fin SQFT: 831 / Assessor
 Total Below Grade SQFT: 831 / Assessor
 Total Fin SQFT: 2,781 / Assessor
 Total SQFT: 2,781 / Assessor
 Foundation Details: Concrete Perimeter
 Basement Type: Combination

Construction Materials: Brick

Lot

Lot Acres / SQFT: 0.15a / 6534sf / Estimated

Parking

Attached Garage - # of Spaces	1
Driveway - # of Spaces	2
Total Parking Spaces	3

Features: Attached Garage, Driveway, Built In Garage, Garage Door Opener, Garage - Front Entry, Inside Access

Interior Features

Interior Features: Ceiling Fan(s), Chair Railings, Crown Moldings, Recessed Lighting, Sprinkler System, Upgraded Countertops, Window Treatments, Wood Floors; Fireplace(s): 1; Accessibility Features: None; Basement Laundry

Exterior Features

Exterior Features: Gutter System, Awning(s), Exterior Lighting, Underground Lawn Sprinkler; Brick, Enclosed, Porch(es), Roof; Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Natural Gas; Heating: 90% Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Kitchen refrigerator, washer, dryer, built in speakers, all window treatments, shed

Exclusions: personal property

Agent: Property website: <https://listing.psre.com/KE20680> - Contract has been signed with financing contingency. Property may still be shown but only for backup offers.

Public: Classic Claymont Heights brick mid-century split level on one of the prettiest streets in the neighborhood! The lot backs to Perkins Run creek and woods affording a beautiful private oasis in a fabulous location. This stately home has been in the same family for nearly 60 years and the pride of ownership shows throughout. From built-in speakers, to quality moldings, lighting and fans, and closet organizers to all six panel doors - it is evident that detail was important. The kitchen was updated with granite counters and 6 recessed lights. The tile bathrooms also have had new bath-fitter enclosures and new toilets. There are newer double hung windows throughout that tilt for easy cleaning as well as three gorgeous bay windows in both the front and back of the house. The most pristine yard on the block with a fabulous new concrete driveway and sidewalks, impeccable landscaping, and hardscape in both the back and front yards including an underground sprinkler system to maintain the lawn to perfection. The built-in garage includes space in the rear for storage as well as an automatic opener with 2 remotes. Wonderful large three season enclosed porch invites you to enjoy the private backyard as much as possible with windows on all sides. The main and upper level have original oak hardwood floors that have never been exposed. The seller uncovered some in the front hall closet so they may be seen. All of this and a 3 block walk to Maple Lane Elementary! This is a great opportunity- schedule your tour today!

Listing Office

Listing Agent: [Kat Pigliacampi](#) (3167916) (Lic# Unknown) (302) 388-0833
 Listing Agent Email: kpigliacampi@psre.com
 Broker of Record: Joe Pluscht (3167947) [Click for License](#)
 Listing Office: [Patterson-Schwartz - Greenville](#) (PS-KENN) (Lic# Unknown)
 3705 Kennett Pike, Wilmington, DE 19807
 Office Manager: Donna Greenspan (3163520)
 Office Phone: (302) 429-4500 Office Fax: (302) 576-6801

Directions

Harvey Rd to Garfield Ave to Providence

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	2.5% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$335,000	DOM / CDOM:	8 / 8
Vacation Rental:	No	Original MLS Name:	BRIGHT
Listing Agrmnt Type:	Exclusive Right	Off Market Date:	08/29/22
Prospects Excluded:	No		
Listing Service Type:	Full Service		
Dual Agency:	No		
Sale Type:	Standard		
Listing Term Begins:	07/21/2022		
Listing Entry Date:	07/22/2022		
Possession:	0-30 Days CD		
Federal Flood Zone:	No		

Sale/Lease Contract

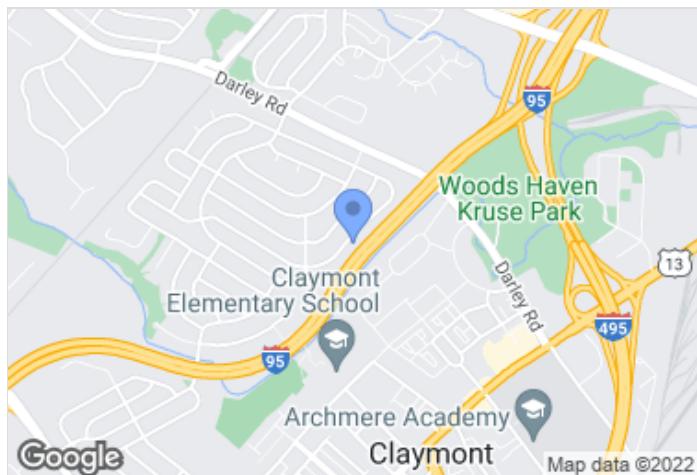
Selling Agent: [Lindsey Cooke](#) (3226451) (Lic# Unknown) (302) 242-9496
 Selling Agent Email: lindsey@psre.net
 Selling Office: [Patterson-Schwartz Real Estate](#) (PATSCHE1) (Lic# Unknown)
 Broker of Record: Joe Pluscht (3167947)
 327 Bohemia Ave, Chesapeake City, MD 21915
 Office Phone: (410) 885-1606 Office Fax: (410) 348-9666

Selling Office Email: amber@psre.net
Concessions: No
Agreement of Sale Dt: 07/29/22 Close Date: 08/29/22
Close Sale Type: Standard Sale Close Price: \$340,000.00
Buyer Financing: FHA Last List Price: \$335,000.00

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44 E Avon Dr, Claymont, DE 19703**Closed | 09/22/22****Residential** **\$342,500**

MLS #: DENC2029544
 Tax ID #: 06-058.00-274
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 1.5
 Waterfront: No
 Garage: No

Beds: 4
 Baths: 1
 Above Grade Fin SQFT: 1,700 / Assessor
 Assessor AbvGrd Fin SQFT: 1,500
 Price / Sq Ft: 201.47
 Year Built: 1955
 Style: Split Level
 Central Air: Yes
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Subdiv / Neigh: ASHBOURNE HILLS

School District: [Brandywine](#)

Taxes and Assessment

Tax Annual Amt / Year: \$1,945 / 2021
 Zoning: NC6.5

Tax Assessed Value: \$55,000

Rooms

	Bed	Bath
Upper 1	3	1 Full
Lower 1	1	

Building Info

Above Grade Fin SQFT: 1,700 / Assessor
 Total Fin SQFT: 1,700 / Assessor
 Total SQFT: 1,700 / Assessor
 Foundation Details: Block
 Basement Type: None

Construction Materials: Aluminum Siding

Lot

Lot Acres / SQFT: 0.16a / 6970sf / Estimated

Parking

Total Parking Spaces 0 Features: No Parking

Interior Features

Interior Features: Accessibility Features: None

Exterior Features

Exterior Features: Other; Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Electric, Oil; Hot Water: Electric;

Water Source: Public; Sewer: No Septic System

Remarks

Exclusions:	Staging furniture.	
Agent:	Property website: https://listing.psre.com/HK30246	
Public:	Welcome to Ashbourne Hills! Conveniently located within 30 minutes of Philadelphia. This 4 bed/1 bath split level home features a NEW kitchen, bathroom, low maintenance luxury vinyl flooring, windows, carpeting, HVAC, and roof. This property is clean, low maintenance and move-in ready for its new owner! Open House Sunday August 14th from 11am-1pm.	

Listing Office

Listing Agent:	Lauren Janes (3197445) (Lic# Unknown)	(302) 598-4400
Listing Agent Email:	lauren@thejanesteam.com	
Responsible Broker:	Joe Pluscht (3167947) (Lic# RB-0003485-DE)	
Listing Office:	Patterson-Schwartz-Hockessin (PS-LANC) (Lic# Unknown)	
Office Manager:	7234 Lancaster Pike Ste 100A, Hockessin, DE 19707-9273	
Office Phone:	Salvatore Sedita (3120402)	
Office Email:	(302) 239-3000	Office Fax: (302) 239-3026
	ssedita@psre.com	

Directions

Left off of Darley Road.

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	Yes

Listing Details

Original Price:	\$339,900	DOM / CDOM:	13 / 13
Vacation Rental:	No	Original MLS Name:	BRIGHT
Listing Agrmnt Type:	Exclusive Right	Off Market Date:	09/23/22
Prospects Excluded:	No		
Listing Service Type:	Full Service		
Dual Agency:	No		
Sale Type:	Standard		
Listing Term Begins:	08/11/2022		
Listing Entry Date:	08/11/2022		
Possession:	31-60 Days CD		
Federal Flood Zone:	Yes		

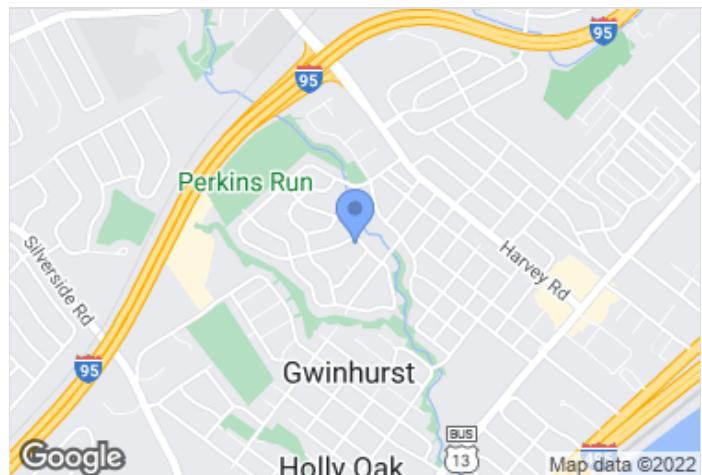
Sale/Lease Contract

Selling Agent:	Vernell Wright (3281857) (Lic# Unknown)	(302) 494-7848
Selling Agent Email:	vernell.wright@foxroach.com	
Selling Office:	BHHS Fox & Roach-Concord (61012) (Lic# Unknown)	
Responsible Broker:	Gail Renulfi (3154669) (Lic# RB-0003097-DE)	
Office Phone:	2200 Concord Pike Fl 1, Wilmington, DE 19803-2909	
Selling Office Email:	(302) 477-5500	Office Fax: (302) 477-5510
Concessions:		Concessions Amount: \$7,000
Agreement of Sale Dt:	08/20/22	Close Date: 09/22/22
Close Sale Type:	Standard Sale	Close Price: \$342,500.00
Buyer Financing:	Conventional	Last List Price: \$339,900.00

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2522 Traynor Ave, Claymont, DE 19703**Closed | 09/29/22****Residential****\$345,000**

MLS #: DENC2028474
 Tax ID #: 06-083.00-136
 Ownership Interest: Fee Simple
 Association: HOA
 Structure Type: Detached
 Levels/Stories: 2
 Waterfront: No
 Garage: Yes

Beds: 4
 Baths: 1 / 1
 Above Grade Fin SQFT: 1,775 / Assessor
 Assessor AbvGrd Fin SQFT: 1,775
 Price / Sq Ft: 194.37
 Year Built: 1963
 Property Condition: Very Good
 Style: Colonial
 Central Air: Yes
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: NORTHRIDGE
 Subdiv / Neigh: NORTHRIDGE

School District: [Brandywine](#)
 High School: Mount Pleasant
 Middle/Junior School: Dupont
 Elementary School: Maple Lane
 Cross Street: Naudain
 Election District: LD08

Association / Community Info

HOA: Yes

HOA Fee: \$30 / Annually

Taxes and Assessment

Tax Annual Amt / Year: \$1,548 / 2008
 School Tax: \$1,679
 County Tax: \$514 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Refuse Fee:
 Zoning: NC6.5

Tax Assessed Value: \$62,000 / 2021
 Imprv. Assessed Value: \$50,400
 Land Assessed Value: \$11,600
 Special Assmt:
 Land Use Code: 0
 Block/Lot: 9 / 136

Rooms

Primary Bedroom:	Upper 1	14 x 12	Main	1	1 Half
Bedroom 1:	Upper 1	13 x 10			
Bedroom 2:	Upper 1	12 x 9	Upper 1	4	1 Full
Bedroom 3:	Upper 1	10 x 9			
Kitchen:	Main	14 x 11, Kitchen - Gas Cooking			
Dining Room:	Main	11 x 11			
Family Room:	Main	11 x 12			
Living Room:	Main	20 x 13			
Attic:	Unknown Attic - Pull-Down Stairs				
Primary Bedroom:	Unknown				

Bed	Bath
Main	1 Half
Upper 1	1 Full

Building Info

Above Grade Fin SQFT: 1,775 / Assessor
 Total Fin SQFT: 1,775 / Assessor
 Tax Total Fin SQFT: 1,775
 Total SQFT: 1,775 / Assessor
 Wall & Ceiling Types: Dry Wall
 Foundation Details: Other
 Basement Type: Full, Sump Pump, Unfinished

Construction Materials: Other
 Flooring Type: Carpet, Ceramic Tile, Hardwood
 Roof: Asphalt

Lot
 Lot Acres / SQFT: 0.18a / 7841sf / Assessor
 Fencing: Privacy
 Lot Size Dimensions: 91.30 x 85.20
 Lot Features: Corner

Ground Rent

Ground Rent Exists: No

Parking

Attached Garage - # of Spaces 1
Total Parking Spaces 1
 Features: Attached Garage, Driveway, Garage Door Opener, Inside Access

Interior Features

Interior Features: Attic, Kitchen - Eat-In, Pantry; No Fireplace; Built-In Microwave, Dishwasher, Disposal, ENERGY STAR Refrigerator, Oven/Range - Gas, Stainless Steel Appliances; Accessibility Features: None; Basement Laundry

Exterior Features

Exterior Features: Patio(s), Porch(es); Pool: No Pool; Other Structures: Shed

Utilities

Utilities: Central A/C; Cooling Fuel: Natural Gas; Electric Service: Circuit Breakers; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions:	All Kitchen appliances as-is condition, washer & dryer as- is condition, Nest Thermostat
Exclusions:	All personal items, Ring Doorbell
Agent:	Please leave card. Be sure to lock all doors.
Public:	Welcome home to this meticulously maintained 4 bedroom, 1 1/2 bath Colonial that is located in the desirable neighborhood of Northridge!! This home is situated on a large corner lot. As you enter the home you will notice the recently refinished gleaming hardwood floors in the spacious and welcoming living room and dining room. both offering an abundance of natural light. The eat-in kitchen has a brand new stainless refrigerator, plenty of counter space and beautiful cabinetry for all your storage needs. There is also a large pantry closet off the kitchen. As you enter the family room you will find access to the rear yard and patio that is perfect for family gatherings. Other added bonuses are that the back yard has a covered patio with ceiling fan, area for a fire pit, a six foot vinyl privacy fence and storage shed. This home features a one car garage with direct access into the home making rainy days and shopping a breeze! The upstairs features 4 nicely sized bedrooms, all with ceiling fans and ample closet space. The full bath offers a Rain Shower Head (2022) and oversized white vanity. The lower level provides a large unfinished basement with a sump pump and French drain. Some notable updates include a new garage door (2021) and water heater (2017) Schedule your tour today, this is a must see!!!!

Listing Office

Listing Agent:	Cindy Allen (3164757) (Lic# RS-0024329)	(302) 415-0772
Listing Agent Email:	cindy.allen@foxroach.com	
Responsible Broker:	Gail Renulfi (3154669) (Lic# RB-0003097-DE)	
Listing Office:	BHHS Fox & Roach-Concord (61012) (Lic# Unknown)	
Office Manager:	2200 Concord Pike Fl 1, Wilmington, DE 19803-2909	
Office Phone:	Walt Hurtt (3125271)	
Office Email:	(302) 477-5500	Office Fax: (302) 477-5510
	walt.hurtt@foxroach.com	

Directions

Harvey Road to right on Garfield to right on Naudain to left on Traynor

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

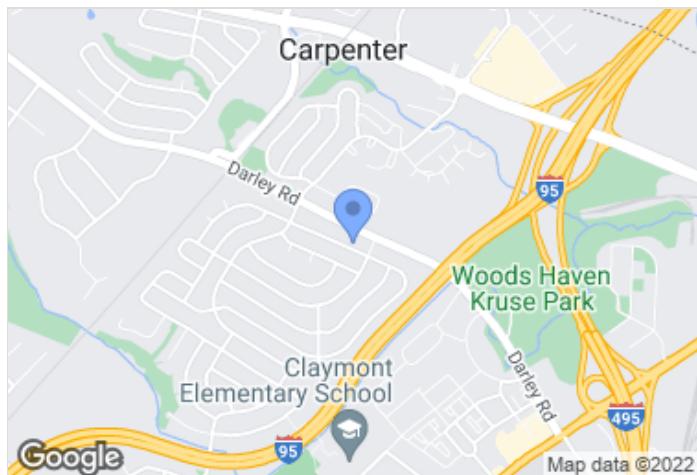
Listing Details

Original Price:	\$345,000	Owner Name:	Brandon Seibert & Amanda M McCarthy
Vacation Rental:	No	Owner Phone:	(302) 379-4199
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	5 / 5
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Off Market Date:	09/29/22
Dual Agency:	Yes	Lease Considered:	No
Sale Type:	Standard	Home Warranty:	No
Listing Term Begins:	07/28/2022		
Listing Entry Date:	07/28/2022		
Possession:	Negotiable		
Acceptable Financing:	Cash, Conventional, VA		
Federal Flood Zone:	No		
Disclosures:	Prop Disclosure		

Sale/Lease Contract

Sell Team Name:	Matt Fetick Real Estate Team		
Selling Agent:	Mr. Matthew Fetick (3174139) (Lic# RS-0019528)	(610) 427-4420	
Selling Agent Email:	team@fetickteam.com		
Selling Office:	Keller Williams Realty - Kennett Square (KWREALKS) (Lic# Unknown)		
Broker of Record:	Michael McGavisk (3136237)		
Office Phone:	(610) 444-7171	Office Fax:	(610) 365-1530
Selling Office Email:	klrw472@kw.com		
Co-Selling Agent:	Daniel Marcantuno (3138699) (Lic# Unknown)		
Concessions:	No		
Agreement of Sale Dt:	08/01/22	Close Date:	09/29/22
Close Sale Type:	Standard Sale	Close Price:	\$345,000.00
Buyer Financing:	Conventional	Last List Price:	\$345,000.00

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6 N Avon Dr, Claymont, DE 19703**Closed | 09/23/22****Residential** **\$351,101**

MLS #: DENC2029510
 Tax ID #: 06-058.00-392
 Ownership Interest: Fee Simple
 Association: HOA
 Structure Type: Detached
 Levels/Stories: 3
 Waterfront: No
 Garage: Yes

Beds: 3
 Baths: 1
 Above Grade Fin SQFT: 2,003 / Estimated
 Assessor AbvGrd Fin SQFT: 748
 Price / Sq Ft: 175.29
 Year Built: 1956
 Property Condition: Excellent
 Style: Split Level
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: ASHBOURNE HILLS SC 4
 Subdiv / Neigh: ASHBOURNE HILLS

School District: [Brandywine](#)
 Election District: LD08

Association / Community Info

HOA: Yes

HOA Fee: \$25 / Annually

Taxes and Assessment

Tax Annual Amt / Year: \$1,988 / 2021
 School Tax: \$1,522
 County Tax: \$466 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Zoning: NC6.5

Tax Assessed Value: \$56,200 / 2022
 Imprv. Assessed Value: \$44,700
 Land Assessed Value: \$11,500
 Land Use Code: 0
 Block/Lot: B / 392

Rooms

	Bed	Bath
Upper 1	3	1 Full

Building Info

Yr Major Reno/Remodel: 2020
 Above Grade Fin SQFT: 2,003 / Estimated
 Total Below Grade SQFT: 110 / Estimated
 Total Fin SQFT: 2,003 / Estimated
 Tax Total Fin SQFT: 1,752
 Total SQFT: 2,113 / Estimated
 Foundation Details: Block

Construction Materials: Frame
 Below Grade Unfin SQFT: 110 / Estimated

Lot

Lot Acres / SQFT: 0.17a / 7405sf / Assessor

Lot Size Dimensions: 75.00 x 100.00

Parking

Attached Garage - # of Spaces	1	Features:	Attached Garage, Driveway, Built In Garage, Garage Door Opener, Garage - Front Entry, Inside Access
Driveway - # of Spaces	4		
Total Parking Spaces	5		

Interior Features

Interior Features: Carpet, Ceiling Fan(s), Dining Area, Floor Plan - Open, Kitchen - Gourmet, Recessed Lighting, Tub Shower, Upgraded Countertops; No Fireplace; Built-In Microwave, Dishwasher, Oven - Self Cleaning, Oven/Range - Electric, Refrigerator, Stainless Steel Appliances; Accessibility Features: None; Lower Floor Laundry

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Baseboard - Hot Water; Heating Fuel: Oil; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Please refer to Presentation of Offers when writing an offer. Sellers prefer a rent-back until late September/early October.

Public: If location is everything, then look no further! Welcome to the highly desirable Ashbourne Hills neighborhood, conveniently located to all major routes, as well as downtown Wilmington and Philadelphia. Your new home is a traditional split level design, but with a spacious family room addition on the main level. The main level also features a newer open concept kitchen with gleaming granite counters, tile flooring and backsplash, and newer stainless steel appliances. You'll fall in love with the newer manufactured wood flooring in the living room and dining room. On the upper level, you will find 3 ample sized bedrooms, each with their own ceiling fan, and a recently updated bathroom with dual vanities. The lower level features a den/office area with access to the attached one car garage. The current owners have added a stone patio and have also fully fenced in the yard to create a great outdoor entertaining space for family, friends and for your family pets to run around and play. The roof, vinyl siding, and almost all of the windows were replaced just a few short years ago. More recent upgrades include a new Leviton electrical panel that supports smart breakers (2020), new insulation and hot water heater (2021) and a newly resurfaced driveway with expansion (2022). Make your appointments now!

Listing Office

Listing Agent: [Carmine Rauso](#) (3281644) (Lic# Unknown) (610) 420-9979
 Listing Agent Email: crauso@teamrauso.com
 Broker of Record: John Bilek (3332625) [Click for License](#)
 Listing Office: [Compass](#) (COMPASS3) (Lic# RM-0010666)
 3701 Kennett Pike, Wilmington, DE 19807-2161
 Office Manager: Michael Morabito (3310718)
 Office Phone: (302) 202-9855

Directions

Darley Road to Ruby Drive, to right on North Avon, house is on the right. Sign will not be installed until Monday, 8/15

Compensation

Buyer Agency Comp:	2.75% Of Gross	Sub Agency Comp:	\$0
		Dual/Var Comm:	No

Listing Details

Original Price:	\$350,000	Owner Name:	Clients of COMPASS
Vacation Rental:	No	DOM / CDOM:	4 / 4
Listing Agmnt Type:	Exclusive Agency	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	09/26/22
Listing Service Type:	Full Service		
Dual Agency:	No		
Sale Type:	Standard		
Listing Term Begins:	08/13/2022		
Listing Entry Date:	08/13/2022		
Possession:	Coin w/Sell Sett, Negotiable, Seller Rent Back		
Acceptable Financing:	Cash, Conventional, FHA, VA		
Disclosures:	Lead Based Paint - State, Prop Disclosure, Radon		

Sale/Lease Contract

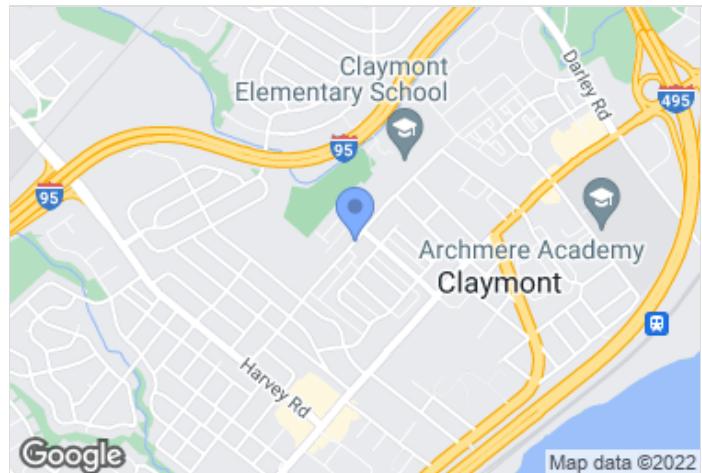
Selling Agent: [Heidi Nequist](#) (3278526) (Lic# Unknown) (302) 650-0197

Selling Agent Email: cammyandheidi@gmail.com
Selling Office: [Compass \(COMPASS3\)](#) (Lic# RM-0010666)
Broker of Record: John Bilek (3332625)
3701 Kennett Pike, Wilmington, DE 19807-2161
Office Phone: (302) 202-9855
Co-Selling Agent: [Cammy Jamison](#) (3149063) (Lic# Unknown)
Concessions: No
Agreement of Sale Dt: 08/16/22 Close Date: 09/23/22
Close Sale Type: Standard Sale Close Price: \$351,101.00
Buyer Financing: Conventional Last List Price: \$350,000.00

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L21u Green Street, Claymont, DE 19703**Closed | 10/03/22****Residential** **\$355,380**

MLS #: DENC522262
 Tax ID #: NO TAX RECORD
 Ownership Interest: Condominium
 Association: Condo/Coop
 Unit Entry Floor: 1
 Structure Type: Interior Row/Townhouse
 Levels/Stories: 2
 Waterfront: No
 Views: Garden/Lawn, Other, Scenic Vista
 Garage: Yes

Beds: 3
 Baths: 2 / 1
 Above Grade Fin SQFT: 2,500 / Estimated
 Assessor AbvGrd Fin SQFT:
 Price / Sq Ft: 142.15
 Year Built: 2021
 New Construct: Yes - Not Completed
 Style: Other
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: WINTERSET FARMS TR C
 Subdiv / Neigh: DARLEY GREEN
 Transportation: Bus Stop less than 1 mile, Commuter Rail Station less than 1 mile

School District: Brandywine
 High School: Mount Pleasant
 Middle/Junior School: Talley
 Elementary School: Claymont
 Cross Street: Darley Rd

Association / Community Info

Condo/Coop Assoc: Yes
 Condo/Coop Name: Darley Green Condo V
 Mgmt Type: Builder/Developer
 Property Manager: No
 Association Fee Incl.: Common Area Maintenance, Exterior Building Maintenance, Lawn Maintenance, Management, Reserve Funds, Snow Removal
 Amenities: Common Grounds

Condo/Coop Fee: \$136.00 / Monthly
 Condo/Coop Phone: (302) 472-7200
 Capital Contribution Fee: 855.00
 Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: 2021
 Clean Green Assess: No
 Municipal Trash: No
 Loss Mitigation Fee: No
 Agricultural Tax Due: No
 Zoning: HT

Historic: No

Rooms

Loft: Upper 1
 Dining Room: Main
 Breakfast Room: Main
 Great Room: Main
 Half Bath: Main

Bed Bath

Main	1 Half
Upper 1	3

Kitchen: Main

Building Info

Builder Model:	Chesterfield	Floors In Unit Count:	2
Builder Name:	Montchanin Builders	Construction Materials:	Brick, Fiber Cement, Hardiplank Type, Vinyl Siding
Building Level Count:	4	Flooring Type:	Carpet, Vinyl
Above Grade Fin SQFT:	2,500 / Estimated	R-Factor Ext Walls:	19
Total Fin SQFT:	2,500 / Estimated	R-Factor Ceilings:	49
Total SQFT:	2,500 / Estimated	Roof:	Asphalt, Pitched
Wall & Ceiling Types:	9Ft+ Ceilings		
Foundation Details:	Slab		

Lot

Additional Parcels: No
 Views: Garden/Lawn, Other, Scenic Vista

Ground Rent

Ground Rent Exists: No

Parking

Attached Garage - # of Spaces 1 Features: Attached Garage, Garage - Rear Entry, Inside Access
Total Parking Spaces 1

Interior Features

Interior Features: Breakfast Area, Pantry, Recessed Lighting, Sprinkler System, Walk-in Closet(s); No Fireplace; Dishwasher, Disposal, Oven - Self Cleaning, Oven/Range - Gas, Range Hood; Accessibility Features: None; Window Features: Screens; Upper Floor Laundry

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Natural Gas Available; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Agent MUST ACCOMPANY BUYER on First Visit and complete Selling Brokers Registration Form. Model Hours: Daily 11-6 or by appointment only on Wednesday and Thursday. Schedule appointments with Sales Manager Robin Chase 302-655-2600 (office) or 302-588-7585 (cell). This home is designated for the use of the NCC WFH program, for information about the qualifying for the program please reach Robin Chase.

Public: Rarely available Chesterfield on a Premium Home site overlooking the neighborhood gathering area. The Chesterfield is one of the exciting stacked townhome condominiums with 2500 square feet of living space offered at Darley Green by Montchanin Builders. This floorplan features 3 bedrooms, two full baths and one-half bath, laundry room, large bathroom with double sinks and oversized master bath, plus a one car garage. Stop by to take a tour and learn about NCC WFH Program with \$10,000 towards closing cost or upgrades (with the use of the NCC WFH program and our preferred lender and settlement agent). Not WFH qualified? Ask about upcoming new home sites!

Listing Office

Listing Agent: [Rose Bloom](#) (3120647) (Lic# Unknown) (302) 690-3298
 Listing Agent Email: rose.bloom@longandfoster.com
 Broker of Record: Nick D'Ambrosia (18809) [Click for License](#)
 Listing Office: [Long & Foster Real Estate, Inc.](#) (LNFGREEN) (Lic# RB-0020110)
 3801 Kennett Pike D200 Rd, Wilmington, DE 19807-1111
 Office Manager: Richard Christopher Jr. (3120553)
 Office Phone: (302) 351-5000 Office Fax: (302) 575-1004
 Office Email: rtc@lnf.com

Directions

Phila Pike or Naamans Rd to Darley Rd to 359 Lenape Way to Montchanin Builders Model and Info Center across from the Claymont Library for information and to tour this home.

Compensation

Buyer Agency Comp: \$10290 Sub Agency Comp: \$10290
 Compensation Rmks: Co-op is 3% of the base price of \$343,000 equaling \$10,290.00 Dual/Var Comm: No

Listing Details

Original Price:	\$348,000	Previous List Price:	\$399,860
Vacation Rental:	No	Owner Name:	Montchanin Darley LLC
Listing Agrmnt Type:	Exclusive Right	Owner Phone:	(302) 472-7212
Prospects Excluded:	No	DOM / CDOM:	210 / 210
Listing Service Type:	Full Service	Listing Terms:	Builder - Write Contract, Builder Warranty, Home Warranty, Registration Required, Special Addendum Required
Dual Agency:	No		BRIGHT
Sale Type:	Standard	Original MLS Name:	10/04/22
Listing Term Begins:	03/12/2021	Off Market Date:	10/12/21
Listing Entry Date:	03/12/2021	Expiration Date:	
Possession:	Coin w/Sell Sett, Settlement	Lease Considered:	No
Acceptable Financing:	Cash, Conventional, FHA	Home Warranty:	Yes
Federal Flood Zone:	No	Pets Allowed:	Yes
Disclosures:	Other, Subject to Condo/HOA Docs	Pet Restrictions:	Breed Restrictions, Number Limited

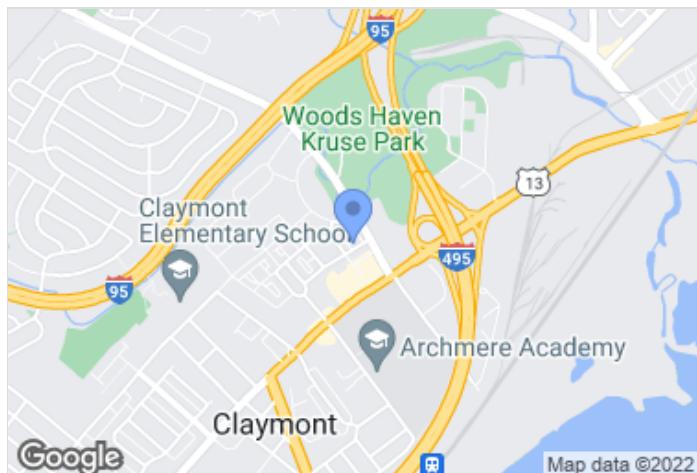
Sale/Lease Contract

Selling Agent:	Claryssa McEnany (3187810) (Lic# Unknown)	(302) 690-1106	
Selling Agent Email:	claryssa.mcenany@compass.com		
Selling Office:	Compass (COMPASS3) (Lic# RM-0010666)		
Broker of Record:	John Bilek (3332625) 3701 Kennett Pike, Wilmington, DE 19807-2161		
Office Phone:	(302) 202-9855		
Concessions:	No		
Agreement of Sale Dt:	10/01/21	Close Date:	10/03/22
Close Sale Type:	Standard Sale	Close Price:	\$355,380.00
Buyer Financing:	Conventional	Last List Price:	\$348,000.00

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1115 Worth Ln, Claymont, DE 19703**Closed | 09/30/22****Residential****\$360,000**

MLS #:	DENC2028856
Tax ID #:	06-072.00-145
Ownership Interest:	Fee Simple
Association:	HOA
Structure Type:	Interior Row/Townhouse
Levels/Stories:	3
Waterfront:	No
Garage:	Yes

Beds:	3
Baths:	2 / 1
Above Grade Fin SQFT:	1,800 / Estimated
Assessor AbvGrd Fin SQFT:	1,525
Price / Sq Ft:	200.00
Year Built:	2009
Style:	Straight Thru
Central Air:	Yes
Basement:	No

Location

County:	New Castle, DE
In City Limits:	No
MLS Area:	Brandywine - New Castle County (30901)
Legal Subdivision:	DARLEY GREEN
Subdiv / Neigh:	DARLEY GREEN

School District: [Brandywine](#)
Election District: LD08

Association / Community Info

HOA:	Yes	HOA Fee:	\$72 / Monthly
Association Fee Incl.:	Common Area Maintenance, Lawn Care Front, Snow Removal		

Taxes and Assessment

Tax Annual Amt / Year:	\$2,264 / 2021	Tax Assessed Value:	\$64,000 / 2021
School Tax:	\$1,733	Imprv. Assessed Value:	\$55,500
County Tax:	\$531 / Annually	Land Assessed Value:	\$8,500
City/Town Tax:	Annually	Special Assmt:	
Clean Green Assess:	No	Land Use Code:	0
Refuse Fee:		Block/Lot:	F / 145
Zoning:	ST		

Rooms

	Bed	Bath
Main		1 Half
Upper 1	3	2 Full

Building Info

Above Grade Fin SQFT:	1,800 / Estimated	Construction Materials:	Aluminum Siding, Brick, Vinyl Siding
Total Fin SQFT:	1,800 / Estimated		
Tax Total Fin SQFT:	1,525		
Total SQFT:	1,800 / Estimated		
Foundation Details:	Slab		

Lot

Lot Acres / SQFT:	0.03a / 1307sf / Assessor	Lot Size Dimensions:	0.00 x 0.00
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Parking

Attached Garage - # of Spaces Total Parking Spaces	2	Features: Attached Garage, On Street, Parking Lot, Garage Door Opener
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Interior Features

Interior Features: Accessibility Features: Chairlift

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: First come, first served. Seller will consider ANY offer that will permit them to purchase their next home. All offers are contingent on seller identifying and closing on their next home. ***8/9 : Seller is now under contract on their new home*** *8/23: Seller is offering a \$2,500 upgrade credit for any acceptable offer that closes in September*

Public: Just Listed and available for tours, this 2009 Montchanin Carlyle townhome. Featuring a 2 car oversized garage, brick facade, updated kitchen from 2019 with 42" cabinets. Ready for your choice of granite, the large kitchen and island are perfect for entertaining. The heat and AC were replaced in 2017 and the roof was replaced in 2016. All appliances are included in this sale.

Listing Office

Listing Agent: [Jeffrey Kralovec](#) (3222370) (Lic# RS-0024577) (267) 858-0914
 Listing Agent Email: jeff.kralovec@foxroach.com
 Responsible Broker: Gail Renulfi (3154669) (Lic# RB-0003097-DE)
 Listing Office: [BHHS Fox & Roach-Concord](#) (61012) (Lic# Unknown)
 2200 Concord Pike Fl 1, Wilmington, DE 19803-2909
 Office Manager: Walt Hurtt (3125271)
 Office Phone: (302) 477-5500 Office Fax: (302) 477-5510
 Office Email: walt.hurtt@foxroach.com

Directions

SEE GPS

CompensationBuyer Agency Comp: 2.5% Of Gross Sub Agency Comp: 0% Of Gross
Dual/Var Comm: No**Listing Details**

Original Price:	\$385,000	Previous List Price:	\$385,000
Vacation Rental:	No	Owner Name:	Deotha M Mills
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	37 / 37
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Off Market Date:	09/30/22
Dual Agency:	Yes	Lease Considered:	No
Sale Type:	Standard	Documents Available:	Seller's Property Disclosure
Listing Term Begins:	08/01/2022		
Listing Entry Date:	08/01/2022		
Possession:	Coin w/Sell Sett		

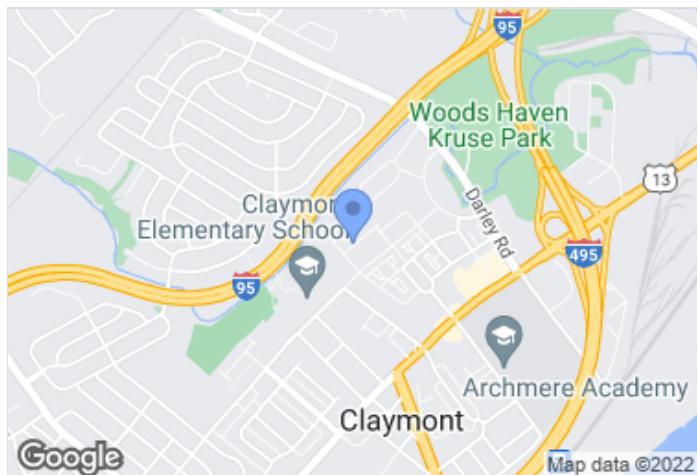
Sale/Lease Contract

Selling Agent: [Jeffrey Kralovec](#) (3222370) (Lic# RS-0024577) (267) 858-0914
 Selling Agent Email: jeff.kralovec@foxroach.com
 Selling Office: [BHHS Fox & Roach-Concord](#) (61012) (Lic# Unknown)
 Responsible Broker: Gail Renulfi (3154669) (Lic# RB-0003097-DE)
 2200 Concord Pike Fl 1, Wilmington, DE 19803-2909
 Office Phone: (302) 477-5500 Office Fax: (302) 477-5510
 Selling Office Email: walt.hurtt@foxroach.com
 Concessions: No
 Agreement of Sale Dt: 09/03/22 Close Date: 09/30/22
 Close Sale Type: Standard Sale Close Price: \$360,000.00
 Buyer Financing: Conventional Last List Price: \$375,000.00

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623 McComb Pl #M-14, Claymont, DE 19703**Closed | 09/29/22****Residential****\$360,625**
Recent Change: **10/31/2022 : Closed : PND->CLS**

MLS #: DENC2016166
 Tax ID #: 0607100563
 Ownership Interest: Fee Simple
 Association: HOA
 Structure Type: Interior Row/Townhouse
 Levels/Stories: 2
 Waterfront: No
 Garage: Yes

Beds: 3
 Baths: 2 / 1
 Above Grade Fin SQFT: 1,980 / Estimated
 Assessor AbvGrd Fin SQFT: 2,475
 Price / Sq Ft: 182.13
 Year Built: 2022
 New Construct: Yes - Completed
 Property Condition: Excellent
 Style: Traditional
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Subdiv / Neigh: DARLEY GREEN

School District: [Brandywine](#)
 Cross Street: Darley

Association / Community Info

HOA: Yes
 Other Fees: \$375 / One Time
 Association Fee Incl.: Common Area Maintenance, Lawn Maintenance, Snow Removal

HOA Fee: \$73 / Monthly
 Capital Contribution Fee: 375.00

Taxes and Assessment

Tax Annual Amt / Year: \$2,400 / 2022
 Zoning: HT

Tax Assessed Value: \$78,000

Rooms

Primary Bedroom:	Upper 1 14 x 12	Main Upper 1	3	1 Half 2 Full
Bedroom 1:	Upper 1 10 x 9			
Bedroom 2:	Upper 1 13 x 9			
Kitchen:	Main 15 x 13, Double Sink, Kitchen - Electric Cooking, Pantry			
Dining Room:	Main 15 x 9			
Living Room:	Main 21 x 15			
Other:	Lower 1 12 x 11			
Attic:	Unknown Attic - Access Panel			
Primary Bedroom:	Unknown Walk-In Closet(s)			

Bed Bath**Building Info**

Builder Model: CLAYMONT
 Builder Name: LC HOMES
 Above Grade Fin SQFT: 1,980 / Estimated

Construction Materials: Brick, Vinyl Siding
 Flooring Type: Fully Carpeted, Vinyl
 R-Factor Ext Walls: 19

Total Fin SQFT:	1,980 / Estimated	R-Factor Ceilings:	38
Total SQFT:	1,980 / Estimated	Roof:	Pitched, Shingle
Wall & Ceiling Types:	9Ft+ Ceilings		
Foundation Details:	Concrete Perimeter		
Lot			
Lot Acres / SQFT:	0.05a / 1980sf / Estimated	Lot Size Dimensions:	0
		Lot Features:	Level
Parking			
Attached Garage - # of Spaces	2	Features:	Attached Garage, Driveway, On Street, Other
Total Parking Spaces	2		Parking, Inside Access, Paved Driveway
Interior Features			
Interior Features:	Butlers Pantry, Dining Area, Primary Bath(s), Sprinkler System; No Fireplace; Dishwasher, Disposal, Energy Efficient Appliances, Oven - Self Cleaning; Accessibility Features: None; Window Features: Energy Efficient; Upper Floor Laundry		
Exterior Features			
Exterior Features:	Exterior Lighting, Sidewalks, Street Lights; Deck(s); Pool: No Pool		
Utilities			
Utilities:	Cable TV; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service, Underground; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer		
Remarks			
Agent:	Agent MUST ACCOMPANY BUYER on First Visit and complete Selling Brokers Registration Form. Model Hours: Mon 12-6, Tues - Fri 10-6, Sat & Sun 11-6. Schedule appointments with Site Agent RYAN GORMAN 302-388-2283 to ask about current availability.		
Public:	FANTASTIC QUICK DELIVERY! BUYER MUST MEET WORKFORCE HOUSING REQUIREMENTS. The Claymont is a luxury townhome which features 3 bedrooms, 2.5 bathrooms, 2 car garage. The 3rd floor has 3 bedrooms and 2 bathrooms. ***PHOTOS ARE OF MODEL HOME WHICH IS NOT FOR SALE***\$359,900 IS THE BASE PRICE OF A TO BE BUILT HOME*** Located in northern Delaware, Darley Green is one of LC Homes' most dynamic and fastest-selling communities and it's easy to see why. These new homes for sale in New Castle County are situated in established Claymont, which is on the state line between Pennsylvania and Delaware and near major interstates. Darley Green is nine miles from Philadelphia International Airport and 30 minutes from Center City, Philadelphia. Yet the master community, which has tree-lined streets and open space, has a small town ambiance. These luxurious new townhomes ? which start in the mid-\$300's are perfect for a variety of buyers, from single professionals to young families to empty nesters. All homeowners enjoy a stress-free, maintenance-free lifestyle. LC Homes which has earned a reputation as a leading Delaware builder in new construction has communities in New Castle County, Kent County and Sussex County. Like all LC Homes' properties, the townhouses in Claymont have been designed with the modern homeowner in mind. See the possibilities in the Claymont model, which has five bedrooms and four-and-a-half bathrooms. Admire the remarkably spacious and open floor plan, which boasts a gourmet kitchen, dining room and living room. The two-car garage a standard feature is located in the rear of the home to maintain a pleasing curb appeal. Visit Darley Green by LC Homes today to explore all of the advantages. The new community is in the award-winning Brandywine School District. It's also near charter, parochial and private schools, including Archmere Academy and Wilmington Montessori. Darley Green is convenient. Walk to the grocery store, the new Claymont Public Library and Woodshaven Kruse Park. Walk or bike to the train at Claymont Rail Station, or hop on I-95, I-495 and Philadelphia Pike for a quick commute to Philadelphia or Wilmington. The community benefits from Delaware's low property taxes and there's no sales tax! There are a plethora of award-wining upscale and casual restaurants, state parks, grocery stores, drugstores and shopping centers within five miles.		
Listing Office			
Listing Agent:	William Sladek (3156815) (Lic# Unknown)	(302) 494-8100	
Listing Agent Email:	bill@denewhomes.com		
Responsible Broker:	Barry Godfrey (3168124) (Lic# R1-0002457-DE)		
Listing Office:	Home Finders Real Estate Company (HOMEFIND) (Lic# Unknown)		
Office Phone:	31 Trolley Undef C, Wilmington, DE 19806-3334 (302) 655-8091	Office Fax:	(302) 655-8031
Office Email:	bgodfrey@exclusivebuyer.com		

Directions

I-95N to I-495 north. Exit 5 for US-13 Philadelphia Pike toward Claymont. Left on Philadelphia Pike, right on Darley Rd., left onto Worth Ln.

Compensation

Buyer Agency Comp:	3% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$365,625	DOM / CDOM:	14 / 14
Vacation Rental:	No	Original MLS Name:	BRIGHT
Listing Agrmnt Type:	Exclusive Right	Off Market Date:	10/31/22
Prospects Excluded:	No		
Listing Service Type:	Limited Service		
Dual Agency:	No		
Sale Type:	Standard		
Listing Term Begins:	01/28/2022		
Listing Entry Date:	01/28/2022		
Possession:	Immediate		
Acceptable Financing:	Conventional, FHA 203(b), VA		

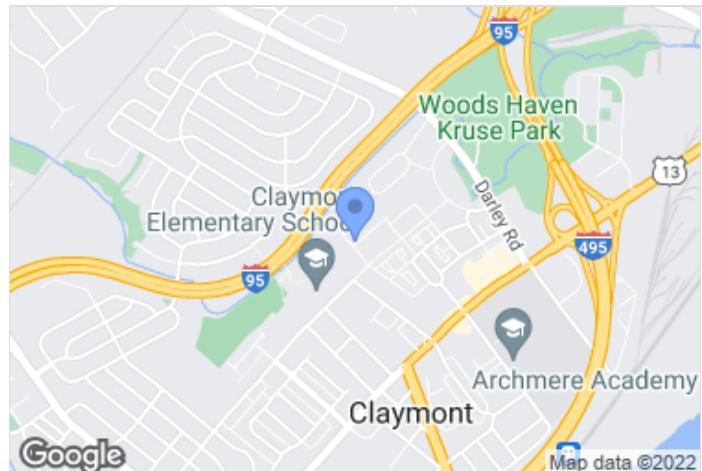
Sale/Lease Contract

Selling Agent:	William Sladek (3156815) (Lic# Unknown)	(302) 494-8100	
Selling Agent Email:	bill@denewhomes.com		
Selling Office:	Home Finders Real Estate Company (HOMEFIND) (Lic# Unknown)		
Responsible Broker:	Barry Godfrey (3168124) (Lic# R1-0002457-DE) 31 Trolley Undef C, Wilmington, DE 19806-3334		
Office Phone:	(302) 655-8091	Office Fax:	(302) 655-8031
Selling Office Email:	bgodfrey@exclusivebuyer.com		
Concessions:	No		
Agreement of Sale Dt:	02/01/22	Close Date:	09/29/22
Close Sale Type:	Standard Sale	Close Price:	\$360,625.00
Buyer Financing:	Conventional	Last List Price:	\$365,625.00

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607 McComb Pl #M-9, Claymont, DE 19703**Closed | 09/15/22****Residential****\$369,375**
Recent Change: **10/31/2022 : Closed : PND->CLS**

MLS #: DENC2016164
 Tax ID #: 0607100560
 Ownership Interest: Fee Simple
 Association: HOA
 Structure Type: Interior Row/Townhouse
 Levels/Stories: 2
 Waterfront: No
 Garage: Yes

Beds: 3
 Baths: 2 / 1
 Above Grade Fin SQFT: 1,980 / Estimated
 Assessor AbvGrd Fin SQFT: 2,475
 Price / Sq Ft: 186.55
 Year Built: 2022
 New Construct: Yes - Completed
 Property Condition: Excellent
 Style: Traditional
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Subdiv / Neigh: DARLEY GREEN

School District: Brandywine
 Cross Street: Darley

Association / Community Info

HOA: Yes
 Other Fees: \$375 / One Time
 Association Fee Incl.: Common Area Maintenance, Lawn Maintenance, Snow Removal

HOA Fee: \$72 / Monthly
 Capital Contribution Fee: 375.00

Taxes and Assessment

Tax Annual Amt / Year: \$2,943 / 2021
 School Tax: \$2,253
 County Tax: \$690 / Annually
 Zoning: HT

Tax Assessed Value: \$83,200 / 2021
 Imprv. Assessed Value: \$74,100
 Land Assessed Value: \$9,100

Rooms

Primary Bedroom:	Upper 1 14 x 12	Bed	Bath
Bedroom 1:	Upper 1 10 x 9	Main	1 Half
Bedroom 2:	Upper 1 13 x 9	Upper 1	2 Full
Kitchen:	Main 15 x 13, Double Sink, Kitchen - Electric Cooking, Pantry		
Dining Room:	Main 15 x 9		
Living Room:	Main 21 x 15		
Other:	Lower 1 12 x 11		
Attic:	Unknown Attic - Access Panel		
Primary Bedroom:	Unknown Walk-In Closet(s)		

Building Info

Builder Model: CLAYMONT Construction Materials: Brick, Vinyl Siding

Builder Name:	LC HOMES	Flooring Type:	Fully Carpeted, Vinyl
Above Grade Fin SQFT:	1,980 / Estimated	R-Factor Ext Walls:	20
Total Fin SQFT:	1,980 / Estimated	R-Factor Ceilings:	38
Total SQFT:	1,980 / Estimated	Roof:	Pitched, Shingle
Wall & Ceiling Types:	9Ft+ Ceilings		
Foundation Details:	Concrete Perimeter		

Lot

Lot Acres / SQFT:	0.05a / 1980sf / Estimated	Lot Size Dimensions:	0
		Lot Features:	Level

Parking

Attached Garage - # of Spaces	2	Features:	Attached Garage, Driveway, On Street, Other
Total Parking Spaces	2		Parking, Inside Access, Paved Driveway

Interior Features

Interior Features:	Butlers Pantry, Dining Area, Primary Bath(s), Sprinkler System; No Fireplace; Dishwasher, Disposal, Energy Efficient Appliances, Oven - Self Cleaning; Accessibility Features: None; Window Features: Energy Efficient; Upper Floor Laundry
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Exterior Features

Exterior Features:	Exterior Lighting, Sidewalks, Street Lights; Deck(s); Pool: No Pool
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Utilities

Utilities:	Cable TV; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service, Underground; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer
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Remarks

Agent:	Agent MUST ACCOMPANY BUYER on First Visit and complete Selling Brokers Registration Form. Model Hours: Mon 12-6, Tues - Fri 10-6, Sat & Sun 11-6. Schedule appointments with Site Agent RYAN GORMAN 302-388-2283 to ask about current availability.
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Public:	FANTASTIC QUICK DELIVERY! BUYER MUST MEET WORKFORCE HOUSING REQUIREMENTS. The Claymont is a luxury townhome which features 3 bedrooms, 2.5 bathrooms, 2 car garage. The 3rd floor has 3 bedrooms and 2 bathrooms. ***PHOTOS ARE OF MODEL HOME WHICH IS NOT FOR SALE***\$359,900 IS THE BASE PRICE OF A TO BE BUILT HOME*** Located in northern Delaware, Darley Green is one of LC Homes' most dynamic and fastest-selling communities and it's easy to see why. These new homes for sale in New Castle County are situated in established Claymont, which is on the state line between Pennsylvania and Delaware and near major interstates. Darley Green is nine miles from Philadelphia International Airport and 30 minutes from Center City, Philadelphia. Yet the master community, which has tree-lined streets and open space, has a small town ambiance. These luxurious new townhomes ? which start in the mid-\$300's are perfect for a variety of buyers, from single professionals to young families to empty nesters. All homeowners enjoy a stress-free, maintenance-free lifestyle. LC Homes which has earned a reputation as a leading Delaware builder in new construction has communities in New Castle County, Kent County and Sussex County. Like all LC Homes' properties, the townhouses in Claymont have been designed with the modern homeowner in mind. See the possibilities in the Claymont model, which has five bedrooms and four-and-a-half bathrooms. Admire the remarkably spacious and open floor plan, which boasts a gourmet kitchen, dining room and living room. The two-car garage a standard feature is located in the rear of the home to maintain a pleasing curb appeal. Visit Darley Green by LC Homes today to explore all of the advantages. The new community is in the award-winning Brandywine School District. It's also near charter, parochial and private schools, including Archmere Academy and Wilmington Montessori. Darley Green is convenient. Walk to the grocery store, the new Claymont Public Library and Woodshaven Kruse Park. Walk or bike to the train at Claymont Rail Station, or hop on I-95, I-495 and Philadelphia Pike for a quick commute to Philadelphia or Wilmington. The community benefits from Delaware's low property taxes and there's no sales tax! There are a plethora of award-wining upscale and casual restaurants, state parks, grocery stores, drugstores and shopping centers within five miles.
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Listing Office

Listing Agent:	William Sladek (3156815) (Lic# Unknown)	(302) 494-8100
Listing Agent Email:	bill@denewhomes.com	
Responsible Broker:	Barry Godfrey (3168124) (Lic# R1-0002457-DE)	
Listing Office:	Home Finders Real Estate Company (HOMEFIND) (Lic# Unknown)	
Office Phone:	31 Trolley Undef C, Wilmington, DE 19806-3334 (302) 655-8091	Office Fax: (302) 655-8031
Office Email:	bgodfrey@exclusivebuyer.com	

Directions

I-95N to I-495 north. Exit 5 for US-13 Philadelphia Pike toward Claymont. Left on Philadelphia Pike, right on Darley Rd., left onto

Worth Ln.

Compensation

Buyer Agency Comp:	3% Of Gross	Sub Agency Comp:	0% Of Gross
Dual/Var Comm:	No		

Listing Details

Original Price:	\$365,525	DOM / CDOM:	192 / 192
Vacation Rental:	No	Original MLS Name:	BRIGHT
Listing Agrmnt Type:	Exclusive Right	Off Market Date:	10/31/22
Prospects Excluded:	No		
Listing Service Type:	Limited Service		
Dual Agency:	No		
Sale Type:	Standard		
Listing Term Begins:	01/28/2022		
Listing Entry Date:	01/28/2022		
Possession:	Immediate		
Acceptable Financing:	Conventional, FHA 203(b), VA		

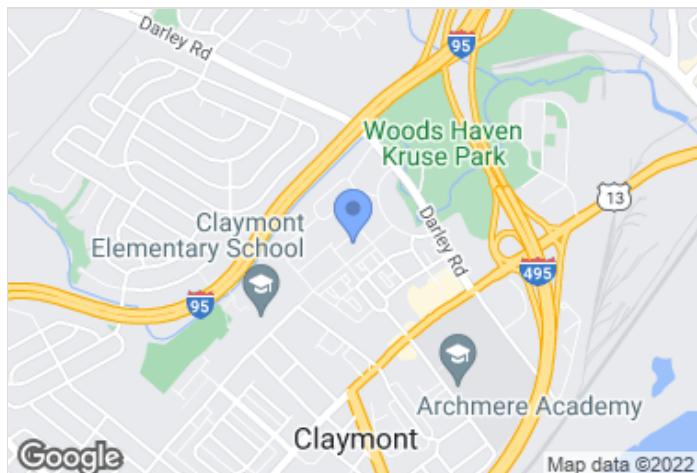
Sale/Lease Contract

Selling Agent:	William Sladek (3156815) (Lic# Unknown)	(302) 494-8100
Selling Agent Email:	bill@denewhomes.com	
Selling Office:	Home Finders Real Estate Company (HOMEFIND) (Lic# Unknown)	
Responsible Broker:	Barry Godfrey (3168124) (Lic# R1-0002457-DE) 31 Trolley Undef C, Wilmington, DE 19806-3334	
Office Phone:	(302) 655-8091	Office Fax: (302) 655-8031
Selling Office Email:	bgodfrey@exclusivebuyer.com	
Concessions:	No	
Agreement of Sale Dt:	05/09/22	Close Date: 09/15/22
Close Sale Type:	Standard Sale	Close Price: \$369,375.00
Buyer Financing:	Conventional	Last List Price: \$365,525.00

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3825 Green Street #L-23U, Claymont, DE 19703**Closed | 09/30/22****Residential** **\$369,665**

MLS #:	DENC506272
Tax ID #:	NO TAX RECORD
Ownership Interest:	Condominium
Association:	Condo/Coop
Unit Entry Floor:	1
Structure Type:	Interior Row/Townhouse
Levels/Stories:	2
Waterfront:	No
Views:	Garden/Lawn, Other
Garage:	Yes

Location

County:	New Castle, DE
In City Limits:	No
MLS Area:	Brandywine - New Castle County (30901)
Legal Subdivision:	WINTERSET FARMS TR C
Subdiv / Neigh:	DARLEY GREEN
Transportation:	Bus Stop less than 1 mile, Commuter Rail Station less than 1 mile

Beds:	3
Baths:	2
Above Grade Fin SQFT:	2,500 / Estimated
Assessor AbvGrd Fin SQFT:	
Price / Sq Ft:	147.87
Year Built:	2021
New Construct:	Yes - Not Completed
Style:	Other
Central Air:	Yes
Basement:	No

School District:	Brandywine
High School:	Mount Pleasant
Middle/Junior School:	Talley
Elementary School:	Claymont
Cross Street:	Darley Rd

Association / Community Info

Condo/Coop Assoc:	Yes	Condo/Coop Fee:	\$134.00 / Monthly
Condo/Coop Name:	Darley Green Condo V	Condo/Coop Phone:	(302) 472-7213
Property Manager:	No	Capital Contribution Fee:	855.00
Association Fee Incl.:	Common Area Maintenance, Exterior Building Maintenance, Lawn Maintenance, Management, Reserve Funds, Snow Removal		
Amenities:	Common Grounds		

Taxes and Assessment

Tax Annual Amt / Year:	2021	Historic:	No
Clean Green Assess:	No		
Municipal Trash:	No		
Loss Mitigation Fee:	No		
Agricultural Tax Due:	No		
Zoning:	HT1		

Rooms

		Bed	Bath
Loft:	Upper 1		
Dining Room:	Main	Upper 1	3
Breakfast Room:	Main		2 Full
Great Room:	Main		
Half Bath:	Main		

Kitchen: Main

Building Info

Builder Model:	Chesterfield	Floors In Unit Count:	2
Builder Name:	Montchanin Builders	Construction Materials:	Brick, Fiber Cement, Hardiplank Type, Vinyl Siding
Building Level Count:	4	Flooring Type:	Carpet, Vinyl
Above Grade Fin SQFT:	2,500 / Estimated	R-Factor Ext Walls:	19
Total Fin SQFT:	2,500 / Estimated	R-Factor Ceilings:	49
Total SQFT:	2,500 / Estimated	Roof:	Asphalt, Pitched
Wall & Ceiling Types:	9Ft+ Ceilings		
Foundation Details:	Slab		

Lot

Additional Parcels:	No
Views:	Garden/Lawn, Other
Location Type:	Corner Lot/Unit

Parking

Attached Garage - # of Spaces	1	Features:	Attached Garage, Garage - Rear Entry, Inside Access
Total Parking Spaces	1		

Interior Features

Interior Features:	Breakfast Area, Pantry, Recessed Lighting, Sprinkler System, Walk-in Closet(s); No Fireplace; Dishwasher, Disposal, Oven - Self Cleaning, Oven/Range - Gas, Range Hood; Accessibility Features: None; Window Features: Screens; Upper Floor Laundry
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Exterior Features

Exterior Features:	Pool: No Pool
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Utilities

Utilities:	Natural Gas Available; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer
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Remarks

Agent:	Agent MUST ACCOMPANY BUYER on First Visit and complete Selling Brokers Registration Form. Model Hours: Daily 11-6 or by appointment only on Wednesday and Thursday. Schedule appointments with Sales Manager Robin Chase 302-655-2600 (office) or 302-588-7585 (cell)
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Public:

Just released! Rarely available Chesterfield end unit on a Premium Home site overlooking the neighborhood gathering area. The Chesterfield is one of the exciting stacked townhome condominiums with 2500 square feet of living space offered at Darley Green by Montchanin Builders. This floorplan features 3 bedrooms, two full baths and one- half bath, laundry room, large bathroom with double sinks and oversized master bath, plus a one car garage. Stop by to take a tour.

Listing Office

Listing Agent:	Rose Bloom (3120647) (Lic# Unknown)	(302) 690-3298
Listing Agent Email:	rose.bloom@longandfoster.com	
Broker of Record:	Nick D'Ambrosia (18809) Click for License	
Listing Office:	Long & Foster Real Estate, Inc. (LNFGREEN) (Lic# RB-0020110)	
Office Manager:	3801 Kennett Pike D200 Rd, Wilmington, DE 19807-1111	
Office Phone:	Richard Christopher Jr. (3120553)	
Office Email:	(302) 351-5000	Office Fax: (302) 575-1004
	rtc@lnf.com	

Directions

Phila Pike or Naamans Rd to Darley Rd to 359 Lenape Way to Montchanin Builders Model and Info Center across from the Claymont Library for information and to tour this home.

Compensation

Buyer Agency Comp:	\$9147	Sub Agency Comp:	\$9147
Compensation Rmks:	Co-op represents 3% of the base price of \$304,900	Dual/Var Comm:	No

Listing Details

Original Price:	\$319,900	Owner Name:	Montchanin Darley, LLC
Vacation Rental:	No	Owner Phone:	(302) 472-7212
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	153 / 153
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Off Market Date:	09/30/22

Dual Agency:	No	Expiration Date:	11/30/22
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	07/31/2020	Home Warranty:	Yes
Listing Entry Date:	07/31/2020	Pets Allowed:	Yes
Possession:	Coin w/Sell Sett	Pet Restrictions:	Breed Restrictions, Number Limited
Acceptable Financing:	Cash, Conventional, FHA, VA		
Federal Flood Zone:	No		
Disclosures:	Other		

Sale/Lease Contract

Selling Agent:	Ross Weiner (3167982) (Lic# Unknown)	(302) 540-4413	
Selling Agent Email:	rossweinerrealestate@gmail.com		
Selling Office:	RE/MAX Associates-Wilmington (RMASO-CO) (Lic# R5-0002487)		
Responsible Broker:	John Ford (3154664) (Lic# Unknown) 3302 Concord Pike, Wilmington, DE 19803-5097		
Office Phone:	(302) 477-3900	Office Fax:	(302) 477-3912
Selling Office Email:	john@johnwford.com		
Concessions:	No		
Agreement of Sale Dt:	12/16/20	Close Date:	09/30/22
Close Sale Type:	Standard Sale	Close Price:	\$369,665.00
Buyer Financing:	Conventional	Last List Price:	\$319,900.00

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709 Parkside Blvd, Claymont, DE 19703**Closed | 08/24/22****Residential** **\$370,000**

MLS #: DENC2027162
 Tax ID #: 06-095.00-083
 Ownership Interest: Fee Simple
 Association: HOA
 Structure Type: Detached
 Levels/Stories: 3
 Waterfront: No
 Garage: Yes

Beds: 5
 Baths: 2 / 0
 Above Grade Fin SQFT: 1,975 / Assessor
 Assessor AbvGrd Fin SQFT: 1,204
 Price / Sq Ft: 187.34
 Year Built: 1962
 Style: Bi-Level
 Central Air: Yes
 Basement: No

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: NORTHRIDGE
 Subdiv / Neigh: NORTHRIDGE

School District: [Brandywine](#)
 Election District: LD08

Association / Community Info

HOA: Yes HOA Fee: \$20 / Annually

Taxes and Assessment

Tax Annual Amt / Year: \$2,122 / 2021
 School Tax: \$1,625
 County Tax: \$498 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Refuse Fee:
 Zoning: NC6.5

Tax Assessed Value: \$60,000 / 2021
 Imprv. Assessed Value: \$48,300
 Land Assessed Value: \$11,700
 Special Assmt:
 Land Use Code: 0
 Block/Lot: 11 / 083

Rooms

	Bed	Bath
Upper 1	3	1 Full
Lower 1	2	1 Full

Building Info

Above Grade Fin SQFT: 1,975 / Assessor
 Below Grade Fin SQFT: 771 / Assessor
 Total Below Grade SQFT: 771 / Assessor
 Total Fin SQFT: 2,746 / Assessor
 Tax Total Fin SQFT: 2,746
 Total SQFT: 2,746 / Assessor
 Foundation Details: Block

Construction Materials: Asbestos, Brick
 Flooring Type: Carpet, Solid Hardwood

Lot

Lot Acres / SQFT: 0.19a / 8276sf / Assessor Lot Size Dimensions: 86.90 x 142.30

Ground Rent

Ground Rent Exists: No

Parking

Attached Garage - # of Spaces 1 Features: Attached Garage, Built In Garage, Garage Door Opener, Garage - Front Entry, Inside Access

Total Parking Spaces 1**Interior Features**

Interior Features: Accessibility Features: None; Security System

Exterior Features

Exterior Features: Sidewalks; Deck(s); Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Central, Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Washer, Dryer, 2 Refrigerators all conveyed in "as is" condition.

Public:

Welcome to 709 Parkside Blvd. in popular Northridge. You will be pleasantly surprised by the amount of space in this spacious 4-5 Bedroom, 2 Full Bath Split Level that offers more than 2,700 sf of living space on 2 levels. Well maintained both inside and out, you're first greeted by the beautiful paver front walk, patio and new front door. As you enter the home, the main level features a large, bright Living Room and Dining Room both with hardwood flooring, an eat-in kitchen with S/S appliances including a Jenn Air wall oven, a gas cooktop, refrigerator and dishwasher, pull-out drawers in many of the cabinets, a lazy Susan, a hidden pull-out butcher block cutting board, new flooring and recessed lighting. From the dining room there is a lovely two level, 3-Season Sunroom with access to the rear deck and fenced rear yard. On the opposite end of this level are 3 good sized bedrooms, all with hardwood floors plus a renovated full hall bath that also has direct access from the main bedroom. The lower level offers many options with a very large family room and an office, both of which could be additional bedrooms, plus a 2nd new full bath and the laundry room with laundry tub, extra refrigerator and access to the one-car garage. Pull-down stairs allow easy access to additional storage in the attic. All the systems have been updated, there are new windows throughout most of the home and new 6-panel doors. Conveniently located with easy access to I-95 and the Claymont Train Station, and close to shopping, restaurants and numerous parks. Don't miss this meticulously maintained spacious home.

Listing OfficeListing Agent: [Jackie Ogden](#) (3120458) (Lic# R3-0008904) (302) 893-7465Listing Agent Email: jackie.ogden@lnf.comBroker of Record: Nick D'Ambrosia (18809) [Click for License](#)Listing Office: [Long & Foster Real Estate, Inc.](#) (LNFGREEN) (Lic# RB-0020110)

3801 Kennett Pike D200 Rd, Wilmington, DE 19807-1111

Office Manager: Richard Christopher Jr. (3120553)

Office Phone: (302) 351-5000 Office Fax: (302) 575-1004

Office Email: rtc@lnf.com**Directions**

Harvey Road to Garfield Ave, Left on Parkside

CompensationBuyer Agency Comp: 2.5% Of Gross Sub Agency Comp: \$0
Dual/Var Comm: No**Listing Details**

Original Price:	\$360,000	Owner Name:	Reinhold P & Hermine E Kuska
Vacation Rental:	No	DOM / CDOM:	7 / 7
Listing Agmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	08/24/22
Listing Service Type:	Full Service	Expiration Date:	02/03/23
Dual Agency:	Yes	Lease Considered:	No
Sale Type:	Standard	Documents Available:	Seller's Property Disclosure
Listing Term Begins:	08/03/2022		
Listing Entry Date:	08/03/2022		
Possession:	Negotiable		
Federal Flood Zone:	No		
Disclosures:	Prop Disclosure		

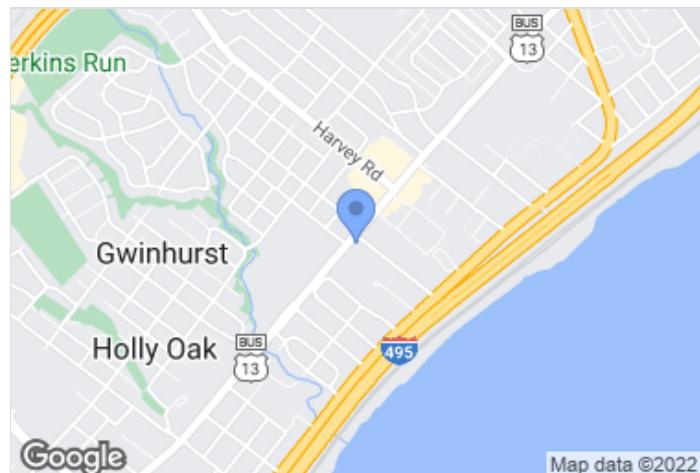
Sale/Lease Contract

Selling Agent:	Sumeet Malik (3251971) (Lic# RS-0025072)	(302) 290-2933
Selling Agent Email:	sumeet.malik@compass.com	
Selling Office:	Compass (COMPASS3) (Lic# RM-0010666)	
Broker of Record:	John Bilek (3332625)	
Office Phone:	3701 Kennett Pike, Wilmington, DE 19807-2161 (302) 202-9855	
Concessions:	No	
Agreement of Sale Dt:	08/09/22	Close Date: 08/24/22
Close Sale Type:	Standard Sale	Close Price: \$370,000.00
Buyer Financing:	Cash	Last List Price: \$360,000.00

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2 Hillside Rd, Claymont, DE 19703**Closed | 08/23/22****Residential** **\$375,000**

MLS #: DENC2025944
 Tax ID #: 06-096.00-103
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 1.5
 Waterfront: No
 Views: River, Street
 Garage: Yes

Beds: 4
 Baths: 2 / 1
 Above Grade Fin SQFT: 2,400 / Estimated
 Assessor AbvGrd Fin SQFT: 2,400
 Price / Sq Ft: 156.25
 Year Built: 1940
 Property Condition: Very Good
 Style: Cape Cod
 Central Air: Yes
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Brandywine - New Castle County (30901)
 Legal Subdivision: GREEN HILL
 Subdiv / Neigh: GREENHILL
 Transportation: Commuter Rail Station 1 to 5 miles

School District: [Brandywine](#)
 High School: Brandywine
 Middle/Junior School: Dupont
 Elementary School: Maple Lane
 Cross Street: Phila Pike
 Election District: LD08

Taxes and Assessment

Tax Annual Amt / Year: \$2,448 / 2021
 School Tax: \$1,874
 County Tax: \$574 / Annually
 City/Town Tax: Annually
 Clean Green Assess: No
 Refuse Fee:
 Zoning: NC6.5

Tax Assessed Value: \$69,200 / 2021
 Imprv. Assessed Value: \$58,900
 Land Assessed Value: \$10,300
 Special Assmt:
 Land Use Code: 0
 Block/Lot: 103

Rooms

Primary Bedroom: Upper 1
 Bedroom 1: Upper 1
 Bedroom 2: Upper 1
 Bedroom 3: Upper 1 Primary Bedroom - Sitting Area
 Kitchen: Main Kitchen - Electric Cooking
 Dining Room: Main
 Family Room: Main 20 x 30, Fireplace - Wood Burning
 Living Room: Main Fireplace - Gas
 Laundry: Main

Bed Bath

Main	1 Half
Upper 1	2 Full

Building Info

Above Grade Fin SQFT: 2,400 / Estimated
 Total Fin SQFT: 2,400 / Estimated
 Tax Total Fin SQFT: 2,025

Construction Materials: Aluminum Siding, Brick, Vinyl Siding
 Flooring Type: Slate, Tile/Brick, Wood
 Roof: Shingle

Total SQFT: 2,400 / Estimated
 Foundation Details: Stone
 Basement Type: Interior Access, Partial, Rear Entrance,
 Unfinished, Walkout Stairs
 Basement Footprint: 75%

Lot

Lot Acres / SQFT: 0.23a / 10019sf / Assessor
 Views: River, Street
 Fencing: Chain Link, Rear
 Location Type: Suburban

Lot Size Dimensions: 71.10 x 129.00
 Lot Features: Corner, Front Yard, Level, Open, Rear Yard, SideYard(s)

Parking

Attached Garage - # of Spaces	2	Features:	Attached Garage, Driveway, On Street, Garage Door Opener, Garage - Front Entry, Inside Access, Concrete Driveway
Driveway - # of Spaces	2		
Total Parking Spaces	4		

Interior Features

Interior Features: Breakfast Area, Formal/Separate Dining Room, Primary Bath(s), Walk-in Closet(s); Fireplace(s): 2, Brick, Gas/Propane, Stone, Wood; Built-In Microwave, Built-In Range; Accessibility Features: None; Door Features: Storm; Main Floor Laundry

Exterior Features

Exterior Features: Deck(s); Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Refrigerator, Range, Built-In Microwave, Breakfast Nook table & bench, W/D, Pool table, table near walk-up exit door from basement.

Exclusions: Rear sunroom TV mount and TV. All flat screen TVs in all locations.

Agent: Being offered as is. Seller will do no repairs.

Public: Be on top of the hill in this well-maintained, home at 2 Hillside Road. One of the largest homes on a picturesque tree-lined street, it offers 2400 sq ft of space providing the owner with many options. Enter through the front door into a small foyer that welcomes guests into the living room with hardwood floors and a gas fireplace that can be used without the mess of burning wood on those chilly winter evenings. To the right of the fireplace is an enclosed 4-season room with windows galore. It can be an office, craft room, art studio or even a child's playroom. Heading back through the living room is a spacious dining room to host delicious meals. A built-in corner cabinet houses your special treasures. The kitchen is close by and allows you to create memorable meals with updated appliances. The breakfast room with included table and bench seating is convenient for informal meals. The half bath is nearby for your convenience. To the left of the half bath is the laundry closet with the included washer and dryer. Heading toward the rear of the house is a generous 20 x 30 family room, also with hardwood flooring, large enough for a cozy sitting area around the stone fireplace. It still has plenty of space for other activities, the included pool table and room to spare. You're not done yet! Enter into the enclosed sunroom with a slate floor and enjoy the lovely, fenced backyard view. With the addition of an auxiliary heat source, it can be enjoyed year around. On a sunny afternoons, enjoy sitting outside on the deck under the shade of a mature tree. The upstairs offers spacious bedrooms, more hardwood floors and loads of closet space. The primary bedroom boosts multiple closets, an ensuite full bath and plenty of space for furniture. Off the primary bedroom is a walk-in closet large enough to have a myriad of uses including a spacious dressing room, nursery or office or even a small bedroom. The 2nd bedroom offers one of many spectacular views of the Delaware River and has a walk-in closet large enough to double as a dressing room. Bedroom 3 can serve as a bedroom or office space. Don't miss the guest bathroom also on the upper level. The walk-up basement provides room for extra storage and a workshop. A built-in 2-car garage easily accommodates larger cars. Come visit this great spacious house a private fenced lot and NO HOA fees! Lots of shopping and dining options abound nearby. Located just off Philadelphia Pike, this house offers convenience to commute to Wilmington and destinations south, easy access to Pennsylvania or Claymont for rail commuters to Philly or Newark. Don't miss this one! Seller is offering a \$3000 credit toward hardwood floor refinishing with an acceptable offer.

Listing Office

Listing Agent: [Ed Rowles \(3146011\) \(Lic# Unknown\)](#)
 Listing Agent Email: erowles@cbpref.com
 Broker of Record: [David Krieger \(3182675\) Click for License](#)

(302) 562-4580

Listing Office: [Coldwell Banker Realty](#) (CBPREWLM) (Lic# Unknown)
 5349 Limestone Rd, Wilmington, DE 19808
 Office Phone: (302) 234-1888 Office Fax: (302) 352-2225

Directions

Take I95 to I495. Take Claymont exit. L on Philadelphia Pike to L on Hillside Rd. 1st house on R.

Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$395,000	Owner Name:	Torriss Lee Carr 2nd
Vacation Rental:	No	DOM / CDOM:	43 / 43
Listing Agrmnt Type:	Exclusive Right	Listing Terms:	All Negotiation Thru Lister, As is Condition
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Off Market Date:	08/26/22
Dual Agency:	Yes	Lease Considered:	No
Sale Type:	Standard	Home Warranty:	No
Listing Term Begins:	06/24/2022	Documents Available:	Radon Test Result, Seller's Property Disclosure, Lead Paint Disclosure
Listing Entry Date:	06/24/2022	Pets Allowed:	Yes
Possession:	Immediate	Pet Restrictions:	No Pet Restrictions
Acceptable Financing:	Cash, Conventional, FHA 203(b), VA		
Federal Flood Zone:	No		
Disclosures:	Lead Based Paint - State, Prop Disclosure, Radon		

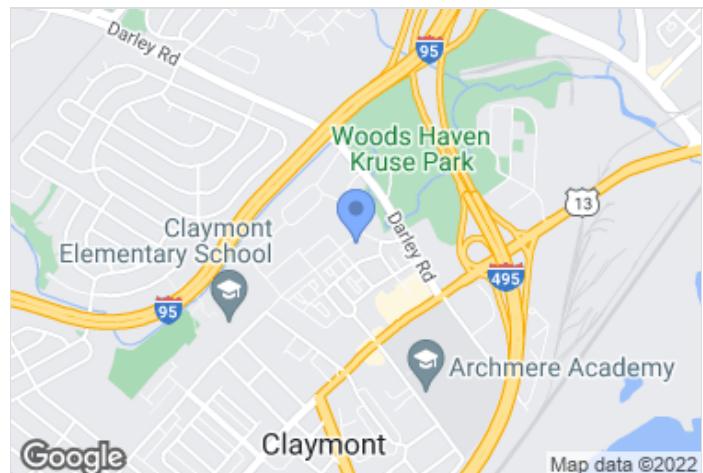
Sale/Lease Contract

Selling Agent:	Debbie Dicamilla (3168009) (Lic# Unknown)	(302) 598-5299	
Selling Agent Email:	ddd@lnf.com		
Selling Office:	Long & Foster Real Estate, Inc. (LNFGREEN) (Lic# RB-0020110)		
Broker of Record:	Nick D'Ambrosia (18809) 3801 Kennett Pike D200 Rd, Wilmington, DE 19807-1111		
Office Phone:	(302) 351-5000	Office Fax:	(302) 575-1004
Selling Office Email:	rtc@lnf.com		
Concessions:	No		
Agreement of Sale Dt:	08/05/22	Close Date:	08/23/22
Close Sale Type:	Standard Sale	Close Price:	\$375,000.00
Buyer Financing:	Cash	Last List Price:	\$395,000.00

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3874 Green St, Claymont, DE 19703**Closed | 09/09/22****Residential** **\$386,000**

MLS #:	DENC2029022
Tax ID #:	06-071.00-310.C.AU12
Ownership Interest:	Condominium
Association:	Condo/Coop, HOA
Structure Type:	Interior Row/Townhouse
Levels/Stories:	3
Waterfront:	No
Garage:	Yes

Beds:	3
Baths:	2 / 1
Above Grade Fin SQFT:	2,225 / Assessor
Assessor AbvGrd Fin SQFT:	2,225
Price / Sq Ft:	173.48
Year Built:	2014
Style:	Colonial
Central Air:	Yes
Basement:	No

Location

County:	New Castle, DE
In City Limits:	No
MLS Area:	Brandywine - New Castle County (30901)
Legal Subdivision:	DARLEY GREEN
Subdiv / Neigh:	DARLEY GREEN

School District:	Brandywine
Elementary School:	Claymont
Cross Street:	Lenape Way
Election District:	LD08

Association / Community Info

HOA:	Yes
Condo/Coop Assoc:	Yes
Condo/Coop Name:	The Commonwealth Group
Association Fee Incl.:	Lawn Maintenance, Snow Removal
Amenities:	None

HOA Fee:	\$43 / Monthly
Condo/Coop Fee:	\$115.00 / Monthly

Taxes and Assessment

Tax Annual Amt / Year:	\$2,522 / 2021
School Tax:	\$1,931
County Tax:	\$591 / Annually
City/Town Tax:	Annually
Clean Green Assess:	No
Zoning:	RESIDENTIAL

Tax Assessed Value:	\$71,300 / 2022
Imprv. Assessed Value:	\$62,500
Land Assessed Value:	\$8,800
Block/Lot:	I / 310.C.AU12

Rooms

Primary Bedroom:	Upper 2
Primary Bathroom:	Upper 2
Bedroom 2:	Upper 2
Bedroom 3:	Upper 2
Full Bath:	Upper 2
Laundry:	Upper 2
Living Room:	Upper 1
Kitchen:	Upper 1
Breakfast Room:	Upper 1
Dining Room:	Upper 1

Bed Bath

Upper 1	1 Half
Upper 2	3 2 Full

Half Bath: Upper 1

Building Info

Above Grade Fin SQFT: 2,225 / Assessor
 Total Fin SQFT: 2,225 / Assessor
 Tax Total Fin SQFT: 2,225
 Total SQFT: 2,225 / Assessor
 Foundation Details: Slab

Construction Materials: Shingle Siding, Vinyl Siding
 Roof: Shingle

Lot

Lot Size Dimensions: 0.00 x 0.00

Parking

Attached Garage - # of Spaces 1
 Driveway - # of Spaces 1
Total Parking Spaces 2

Features: Attached Garage, Driveway, On Street, Parking Lot, Basement Garage, Garage - Rear Entry, Inside Access

Interior Features

Interior Features: Kitchen - Island, Pantry; No Fireplace; Built-In Microwave, Dishwasher, Disposal, Oven - Self Cleaning, Oven - Single, Refrigerator, Stainless Steel Appliances; Accessibility Features: None; Upper Floor Laundry

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: ***total condo fees are \$187/mo. Covers roof and siding, common area maintenance and snow removal. There is no capital contribution fee at this time. Redfin requires all parties attending showings to adhere to the latest CDC guidance regarding mask-wearing and social distancing, or to local/municipal guidance where it is more restrictive. Redfin does NOT hold escrow monies. Please have your Brokerage or Title Company hold the deposit. Prior to submitting an offer, update the additional terms section naming your Brokerage or Title Attorney as the one who will hold the deposit. Please provide feedback for sellers after showing.

Public:

Welcome home to this luxurious Chesterfield model townhouse located in a premier location in the attractive Darley Green community. Dripping in upgrades, this unit boasts an open layout with recessed lighting throughout the main floor, crown molding throughout, and towering 9-foot ceilings. The kitchen features cream-colored 42" cabinets, stainless steel appliances, and gorgeous granite covering both the countertops and island. The kitchen area offers two areas to dine: a breakfast nook and a larger dining area with sliders to the rear balcony that offers unobstructed views of the community's beautiful landscaping. The living room has three large windows letting the natural sunlight flood in from front to the rear, giving the unit a bright and airy feel. A powder room completes the main level. Luxurious Berber carpet and thick plank laminate flooring cover the expansive open spaces throughout the unit. On the second level, the primary bedroom has been upgraded with a tray ceiling and two walk-in closets. The primary bathroom offers an oversized shower with oil-rubbed bronze encased glass, dual sinks, and plenty of storage. The two additional bedrooms share the hall bathroom, and all three bedrooms include ceiling fans. Conveniently, the upper level also includes the laundry room. An attached one-car garage completes this perfect home package that is just steps away from the Green Street Green Space, state-of-the-art library, beautiful ponds, walking trails, and creek. This unit is also within close proximity to Woods Haven Kruse Park, Archmere Academy, and Claymont Elementary School. Rarely does a home with this many features and this much value become available. Plus, this location is tough to beat with its convenient access to I-495 and I-95 making this an excellent option for commuters and the new train station will ensure this community remains a desirable jewel on the border of North Delaware.

Listing Office

Listing Agent: [Blakely Minton](#) (3176618) (Lic# Unknown) (267) 760-1719
 Listing Agent Email: blakely.minton@redfin.com
 Broker of Record: Mike Severns (3137670) [Click for License](#)
 Listing Office: [Redfin Corporation](#) (RDFNCORP) (Lic# RB067531)
 993 Old Eagle School Rd E Ste 417, Wayne, PA 19087
 Office Phone: (215) 631-3154 Office Fax: (610) 628-2478
 Office Email: philadelphia@redfin.com

Directions

Take Philadelphia Pike (Route 13) to Darley Rd, Turn Left onto Lenape Way, Turn Left onto Green St, Home will be on the Left.

Compensation

Buyer Agency Comp: 2.5% Of Gross

Sub Agency Comp:
Dual/Var Comm:0% Of Gross
No**Listing Details**

Original Price: \$380,000
 Vacation Rental: No
 Listing Agrmnt Type: Exclusive Right
 Prospects Excluded: No
 Listing Service Type: Full Service
 Dual Agency: Yes
 Sale Type: Standard
 Listing Term Begins: 08/04/2022
 Listing Entry Date: 08/04/2022
 Possession: Immediate

Owner Name: Shaoqiang Ma & Yang Song
 DOM / CDOM: 3 / 3
 Original MLS Name: BRIGHT
 Off Market Date: 09/09/22
 Documents Available: House Plans Available, Other, Seller's Property Disclosure, Lead Paint Disclosure
 Pets Allowed: Yes
 Pet Restrictions: No Pet Restrictions

Sale/Lease Contract

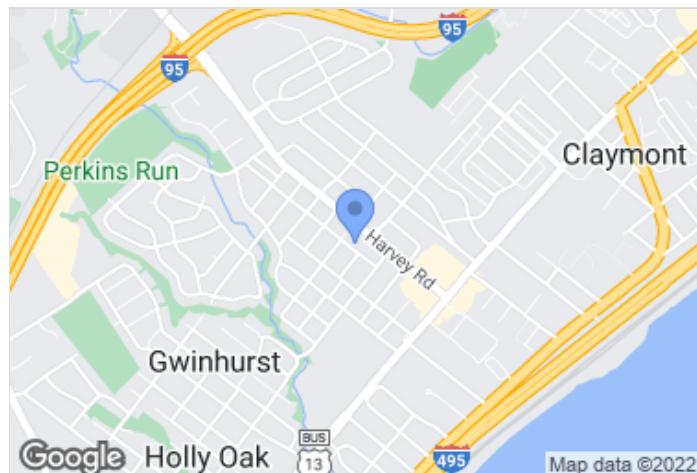
Selling Agent: [Allen Stokes](#) (3310988) (Lic# Unknown)
 Selling Agent Email: astokes@icloud.com
 Selling Office: [EXP Realty, LLC](#) (EXPWIL1) (Lic# R5-0002521)
 Broker of Record: Lisa Lowe (86158)
 3411 Silverside Rd Ste 104, Wilmington, DE 19810-3623
 Office Phone: (888) 543-4829
 Selling Office Email: de.broker@exprealty.net
 Concessions: No
 Agreement of Sale Dt: 08/05/22
 Close Sale Type: Standard Sale
 Buyer Financing: Conventional

Close Date: 09/09/22
 Close Price: \$386,000.00
 Last List Price: \$380,000.00

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405 Aldon Rd, Claymont, DE 19703**Closed | 09/22/22****Residential****\$398,500**

MLS #: DENC2028214
 Tax ID #: 06-083.00-226
 Ownership Interest: Fee Simple
 Association: HOA
 Structure Type: Detached
 Levels/Stories: 2
 Furnished: No
 Waterfront: No
 Garage: Yes

Beds: 3
 Baths: 2 / 2
 Total Rooms: 14
 Above Grade Fin SQFT: 2,125 / Assessor
 Assessor AbvGrd Fin SQFT: 2,125
 Price / Sq Ft: 187.53
 Year Built: 1992
 Property Condition: Excellent, Very Good, Good, Average
 Style: Colonial
 Central Air: Yes
 Basement: Yes

Location

County: New Castle, DE
 In City Limits: No
 MLS Area: Wilmington - New Castle County (30906)
 Legal Subdivision: CLAYMONT HEIGHTS
 Subdiv / Neigh: CLAYMONT HEIGHTS

School District: [Brandywine](#)
 High School: Brandywine
 Middle/Junior School: Dupont
 Elementary School: Maple Lane
 Election District: LD08

Association / Community Info

HOA: Yes

HOA Fee: \$25 / Annually

Taxes and Assessment

Tax Annual Amt / Year: \$2,872 / 2021

Tax Assessed Value: \$81,200 / 2021

School Tax: \$2,199

Imprv. Assessed Value: \$69,600

County Tax: \$673 / Annually

Land Assessed Value: \$11,600

City/Town Tax: Annually

Special Assmt:

Clean Green Assess: No

Historic:

Municipal Trash: No

Land Use Code: 0

Refuse Fee:

Block/Lot: 0 / 226

Zoning: NC6.5

Rooms

Primary Bedroom:	Upper 1	15 x 13, Flooring - Carpet	Bed	Main	2 Half
Primary Bathroom:	Upper 1	7 x 4, Flooring - Tile		Upper 1	2 Full
Bedroom 2:	Upper 1	10 x 11, Flooring - Carpet			
Bedroom 3:	Upper 1	11 x 10, Flooring - Carpet			
Loft:	Upper 1	14 x 11, Ceiling Fan(s), Flooring - Carpet			
Bathroom 2:	Upper 1	9 x 5, Flooring - Tile			
Living Room:	Main	16 x 13, Flooring - HardWood			
Dining Room:	Main	12 x 10, Flooring - HardWood			
Kitchen:	Main	13 x 10, Countertop(s) - Granite, Flooring - HardWood, Kitchen - Electric Cooking, Pantry			

Bed Bath

Main	2 Half
Upper 1	2 Full

Family Room:	Main	14 x 14, Cathedral/Vaulted Ceiling, Fireplace - Wood Burning, Flooring - HardWood, Skylight(s)
Laundry:	Main	9 x 7, Flooring - Other
Bathroom 1:	Main	6 x 5, Flooring - Tile
Office:	Main	17 x 10, Attached Bathroom, Flooring - Carpet
Half Bath:	Main	8 x 5
Workshop:	Main	12 x 9
Basement:	Lower 1	Flooring - Concrete

Building Info

Yr Major Reno/Remodel:	2018	Main Entrance Orientation:	Southwest
Above Grade Fin SQFT:	2,125 / Assessor	Construction Materials:	Brick, Vinyl Siding
Total Fin SQFT:	2,125 / Assessor	Flooring Type:	Carpet, Ceramic Tile, Hardwood
Tax Total Fin SQFT:	2,125	Roof:	Shingle
Total SQFT:	2,125 / Assessor		
Wall & Ceiling Types:	Dry Wall		
Foundation Details:	Block		
Basement Type:	Daylight, Partial, Drainage System, Partial, Sump Pump		

Lot

Lot Acres / SQFT:	0.18a / 7841sf / Assessor	Lot Size Dimensions:	75.00 x 104.00
Fencing:	Privacy, Rear	Lot Features:	Front Yard, Rear Yard, SideYard(s)

Parking

Attached Garage - # of Spaces	1	Features:	Attached Garage, Driveway, Garage Door Opener,
Driveway - # of Spaces	2		Garage - Front Entry, Inside Access, Oversized
Total Parking Spaces	3		Garage, Asphalt Driveway

Interior Features

Interior Features:	Breakfast Area, Carpet, Ceiling Fan(s), Family Room Off Kitchen, Floor Plan-Traditional, Formal/Separate Dining Room, Pantry, Skylight(s), Stall Shower, Tub Shower, Upgraded Countertops, Wood Floors; Fireplace(s): 1, Equipment, Mantel(s), Wood; Dishwasher, Disposal, Dryer, Oven/Range - Electric, Range Hood, Refrigerator, Stainless Steel Appliances, Washer, Water Heater; Accessibility Features: None; Door Features: Six Panel; Window Features: Double Hung, Replacement, Screens, Skylights, Sliding; Dryer In Unit, Main Floor Laundry, Washer In Unit
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Exterior Features

Exterior Features:	Outbuilding(s); Deck(s), Porch(es); Pool: No Pool
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Utilities

Utilities:	Cable TV, Electric Available, Natural Gas Available; Ceiling Fan(s), Central A/C; Cooling Fuel: Electric; Electric Service: 120/240V, 150 Amps; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer; Internet Services: Fiber Optic
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Remarks

Inclusions:	See Inclusions/Exclusions List
Exclusions:	See Inclusions/Exclusions List
Agent:	Square footage provided by county assessor.
Public:	Looking for great space and lots of updates? Welcome to 405 Aldon Road! This attractive brick and vinyl, 3-4 bedroom, 2/2 bathroom, colonial home has many tasteful upgrades and is move-in ready! With nice landscaping and an expansive front yard, you enter through a concrete front porch, perfect for sipping morning coffee, into a spacious foyer with flagstone flooring and an open stairway. To the left is the brightly lit living room with gorgeous solid Brazilian tigerwood hardwood, which extends back to the formal dining room. Both rooms provide ample space for entertaining. Straight back is the completely renovated kitchen, equipped with plentiful 42" cabinets with soft-close drawers and cabinets, a tiled backsplash, and granite counters. A gourmet Bosch vented hood sits atop a four-burner ceramic Samsung range. The kitchen offers all stainless appliances including an LG dishwasher and side-by-side fridge, as well as a deep stainless sink with disposal, water & sprayer. A knee wall separates the kitchen from the two-story family room with a vaulted ceiling, skylights, and a wood-burning fireplace, just right for cozy evenings! Toward the front of the house sits a large laundry room, equipped with a front-loading high-efficiency washer and dryer, as well as drawers and shelves. Access to the oversized one-car garage, with a utility sink, and a convenient powder room are off the laundry area. Upstairs there are three large bedrooms PLUS a loft which could also serve as a bedroom. The master has an en-suite full bath with a stall shower. The fantastic versatile loft, overlooking

the family room, provides an area for a fourth bedroom, playroom, office, or more. The full basement houses the brand new (2022) HVAC system, as well as tons of storage, including a pristine crawl space. Outside the great features of this home continue. Through sliders off the family room is a colorful, large deck (16 x 12) ideal for dining al fresco. Garden enthusiasts will appreciate the various plots for plantings, including tomatoes in season, as well as a private yard with privacy fencing. Need more space? There are endless possibilities with the large outbuilding out back, currently configured as two versatile spaces: on the left is an area designed for garden storage or a workshop. On the right is a large room with carpet, mirrored walls, a dedicated heat pump, and a half bath, ideal for an home office, in-law au pair, playroom, exercise, or dance space! Key updates for this home include a fully renovated kitchen (2019), New Roof (2016) Hardwood floors (2018), Hot water heater (2021), tile floors in laundry and baths(2021) and new furnace and A/C (2022). Square footage provided by county assessor. Conveniently located just off Harvey Road in Claymont in the Brandywine School District, this great home is a short drive away from all the amenities of the "new" Claymont, public transportation, and all major highways. Schedule your private tour today!

Listing Office

Listing Agent:	Ken Van Every (3161666) (Lic# Unknown)	(302) 529-1857
Listing Agent Email:	k.van.every@kw.com	
Broker of Record:	Beckie Barton (3343446) Click for License	
Listing Office:	Keller Williams Realty Wilmington (KELWLMWM) (Lic# Unknown)	
Office Phone:	1521 Concord Pike Ste 102, Wilmington, DE 19803-3614 (302) 299-1100	

Directions

Route 95 North. Follow Harvey Rd in Claymont. Right to Lincoln Ave. Right to Aldon Rd. House on the right.

Compensation

Buyer Agency Comp:	2.25% Of Gross	Sub Agency Comp:	\$0
		Dual/Var Comm:	No

Listing Details

Original Price:	\$388,000	Previous List Price:	\$388,000
Vacation Rental:	No	Owner Name:	Tiffany & Kenny V Nguyen
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	5 / 5
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Off Market Date:	09/22/22
Dual Agency:	Yes	Lease Considered:	No
Sale Type:	Standard		
Listing Term Begins:	08/18/2022		
Listing Entry Date:	08/18/2022		
Possession:	Immediate, Negotiable		
Acceptable Financing:	Cash, Conventional, FHA, VA		
Disclosures:	Lead Based Paint - State, Prop Disclosure, Radon		

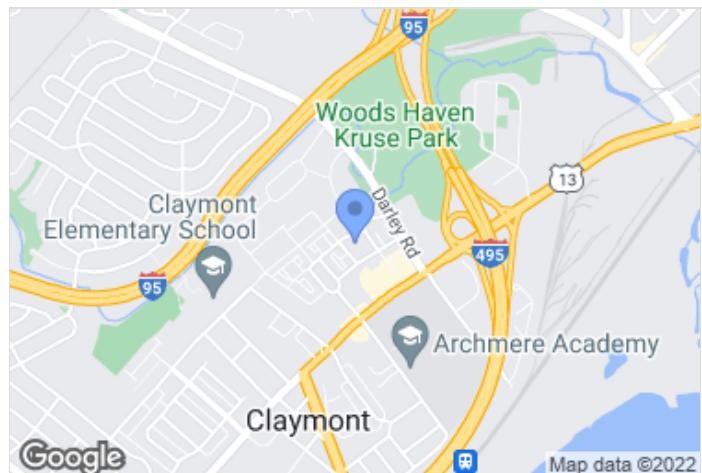
Sale/Lease Contract

Sell Team Name:	Erik Hoferer & Associates		
Selling Agent:	John Rowland (3332757) (Lic# Unknown)	(302) 688-5844	
Selling Agent Email:	john@eriksells.com		
Selling Office:	Long & Foster Real Estate, Inc. (55506) (Lic# RA-0020245)		
Broker of Record:	Nick D'Ambrosia (18809)		
Office Phone:	314 E. Main St E Ste 406, Newark, DE 19711 (302) 234-1111		
Concessions:	No		
Agreement of Sale Dt:	08/22/22	Close Date:	09/22/22
Close Sale Type:	Standard Sale	Close Price:	\$398,500.00
Buyer Financing:	Conventional	Last List Price:	\$398,500.00

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1376 Parish Ave, Claymont, DE 19703**Closed | 09/13/22****Residential****\$400,000**

MLS #:	DENC2027586
Tax ID #:	06-071.00-282
Ownership Interest:	Fee Simple
Association:	HOA
Structure Type:	Interior Row/Townhouse
Levels/Stories:	4
Waterfront:	No
Garage:	Yes

Beds:	4
Baths:	2 / 1
Above Grade Fin SQFT:	1,980 / Estimated
Assessor AbvGrd Fin SQFT:	1,900
Price / Sq Ft:	202.02
Year Built:	2012
Style:	Loft with Bedrooms, Other
Central Air:	Yes
Basement:	No

Location

County:	New Castle, DE
In City Limits:	No
MLS Area:	Brandywine - New Castle County (30901)
Legal Subdivision:	DARLEY GREEN
Subdiv / Neigh:	DARLEY GREEN

School District:	Brandywine
High School:	Mount Pleasant
Cross Street:	Darley Road

Association / Community Info

HOA:	Yes	HOA Fee:	\$72 / Monthly
Association Fee Incl.:	Common Area Maintenance, Lawn Maintenance, Snow Removal		

Taxes and Assessment

Tax Annual Amt / Year:	\$2,529 / 2021	Tax Assessed Value:	\$2,900
Zoning:	ST	Land Assessed Value:	\$2,900

Block/Lot:	E2 / 282
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Rooms

Loft:	Upper 2
Primary Bedroom:	Upper 1 14 x 12
Bedroom 1:	Upper 1 10 x 9
Bedroom 2:	Upper 1 10 x 9
Other:	Upper 1 16 x 15
Kitchen:	Main 19 x 16, Island, Kitchen - Gas Cooking, Pantry
Dining Room:	Main 15 x 11
Living Room:	Main 18 x 11
Attic:	Unknown Attic - Access Panel
Primary Bedroom:	Unknown Walk-In Closet(s)

Bed	Bath
Main	1 Half
Upper 1	2 Full
Lower 1	1

Building Info

Builder Model:	THE CARLYLE	Construction Materials:	Brick
Builder Name:	MONTCHANIN BUILDERS	Flooring Type:	Fully Carpeted, Wood
Above Grade Fin SQFT:	1,980 / Estimated	R-Factor Ext Walls:	13
Total Fin SQFT:	1,980 / Estimated	R-Factor Ceilings:	30

Total SQFT:	1,980 / Estimated	Roof:	Pitched, Shingle
Wall & Ceiling Types:	9Ft+ Ceilings		
Foundation Details:	Concrete Perimeter, Slab		
Lot			
Lot Acres / SQFT:	0.02a / 871sf / Estimated	Lot Features:	Front Yard, Level
Parking			
Attached Garage - # of Spaces	2	Features:	Attached Garage, Garage - Rear Entry
Total Parking Spaces	2		
Interior Features			
Interior Features:	Breakfast Area, Butlers Pantry, Kitchen - Island, Primary Bath(s), Skylight(s), Sprinkler System; No Fireplace; Dishwasher, Disposal, Oven - Self Cleaning, Refrigerator; Accessibility Features: None; Window Features: Energy Efficient; Upper Floor Laundry		
Exterior Features			
Exterior Features:	Sidewalks, Street Lights; Deck(s); Pool: No Pool		
Utilities			
Utilities:	Cable TV; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Energy Star Heating System, Forced Air; Heating Fuel: Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer		
Listing Office			
Listing Agent:	Jeffrey Kralovec (3222370) (Lic# RS-0024577)	(267) 858-0914	
Listing Agent Email:	jeff.kralovec@foxroach.com		
Responsible Broker:	Gail Renulfi (3154669) (Lic# RB-0003097-DE)		
Listing Office:	BHHS Fox & Roach-Concord (61012) (Lic# Unknown)		
Office Manager:	2200 Concord Pike Fl 1, Wilmington, DE 19803-2909		
Office Phone:	Walt Hurtt (3125271)	Office Fax:	(302) 477-5510
Office Email:	walt.hurtt@foxroach.com		
Directions			
Located on the left side of Parish Ave when facing Raskob.			
Compensation			
Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	Yes
Listing Details			
Original Price:	\$415,000	Previous List Price:	\$415,000
Vacation Rental:	No	DOM / CDOM:	21 / 21
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	09/13/22
Listing Service Type:	Full Service	Lease Considered:	No
Dual Agency:	No	Pets Allowed:	Yes
Sale Type:	Standard	Pet Restrictions:	No Pet Restrictions
Listing Term Begins:	07/12/2022		
Listing Entry Date:	07/12/2022		
Possession:	Negotiable		
Acceptable Financing:	Conventional, FHA 203(b), VA		
Sale/Lease Contract			
Selling Agent:	Vincent Maviglia (3137104) (Lic# RS-0022026)	(302) 604-2216	
Selling Agent Email:	vmaviglia@weichert.com		
Selling Office:	Weichert Realtors-Limestone (WEIC-LIM) (Lic# Unknown)		
Broker of Record:	Tim Cregan (3157903)		
Office Phone:	4760 Limestone Rd, Wilmington, DE 19808-1928	Office Fax:	(302) 992-9815
Selling Office Email:	(302) 992-9500		
Concessions:	tcregan@weichertrealtors.net		
Agreement of Sale Dt:	07/31/22	Close Date:	09/13/22
Close Sale Type:	Standard Sale	Close Price:	\$400,000.00
Buyer Financing:	Conventional	Last List Price:	\$405,000.00

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