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| MLS#: 706886 | 4 Frankenberry Drive, Georgetown, Delaware 19947 | List: \$240,000 |
| Condo/Townhouse - Active w/Ki | | Curr: \$240,000 |



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|---------------------------|------------------------|-------------------------|---------------------|
| MLS Area: | Georgetown Hundred | Section: | Between Rt. 1 & 113 |
| County: | Sussex | School District: | Indian River |
| Community: | Village Of Cinderberry | Building: | |
| Bedrooms: | 2 | Yr. Built: | 2011 |
| Full Baths: | 2 | New Const: | No |
| Half Baths: | 0 | # of Stories: | 1 |
| Dwelling SQFT: | 1,411 | Furnished: | No |
| SQFT Source: | County Records | Rental: | No |
| Waterfront: | None | Public Road: | Yes |
| Waterview: | None | Lot Size-Acres: | 0.00 |
| Blocks to Ocean: | | Lot Size-Sqft: | 0 |
| Historic District: | No | Lot Dimensions: | |
| City Limits: | Yes | Lot Desc: | Cleared, Landscaped |
| | | Days on Market: | 6 |

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Public Remarks

Well maintained 2 Bedrooms, 2 Bath, 2 Car Garage home is waiting for you. Nicely landscaped and maintenance fee. No grass cutting – no weeding – no trimming - no mulching - no snow removal. The frontage is inviting. Notice the leaded glass accenting the door. Step inside. You will fall in love with the stone fireplace in the living room. The kitchen is efficient and adorned with custom 42" Cabinets, Corian Counters, under mount sink, and lots of counter space. Relax in the sunroom or screen porch. You want to grill? No problem, has a patio as well. Large master bedroom with decorative custom stain glass inserts, massive walk in closet with pocket door. Spa retreat master bathroom. Comfort height double vanities, step in shower, and jetted soaking tub. Cinderberry is located in central Sussex County and convenient to anywhere in Delaware. This is a warm and friendly community with many activities and an indoor pool awaits you.

Home Information

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| Style: | Duplex | Garage: | Attached |
| Construction: | Stick/Frame | Garage Size: | 2 |
| Ext. Type: | Vinyl Siding | Driveway: | Concrete |
| Foundation: | Concrete Slab | Parking: | Garage, Garage Door Opener |
| Basement: | None | Parking Spaces: | |
| Attic: | Floored | Extra Unit: | |
| Roofing: | Architectural Shingle | Kitchen: | Breakfast Bar, Countertops - Solid Surface, Kitchen/Dining Room Combo, Kitchen/Family Room Combo, Pantry |
| Flooring: | Carpet, Laminate, Vinyl | Porch/Deck: | Patio - Rear, Porch - Front, Porch - Screened |
| Water: | Public Central Water | Fireplace: | Gas |
| Sewer: | Private Central Sewer | Pool: | |
| Heating: | Gas - Natural | Dock Type: | |
| Cooling: | Central A/C | Security: | |
| Disclosures: | None | Exclusions: | |
| Financing Options: | Cash, Conventional | Building Cert: | |
| Interior Features: | Cable TV Prewired, Ceiling Fan(s), Fireplace-Gas, MBED-Separate Shower/Tub, Pull-Down Attic Stairs, Screen(s), Tub-Soaking/Whirlpool, Walk-In Closets, Window Treatments | | |
| Exterior Features: | Irrigation System | | |
| Appliances: | Dishwasher, Disposal, Dryer-Electric, Fridge w/Ice Maker, Garage Door Opener, Microwave, Oven/Range Electric, Washer, Water Heater Tankless | | |
| Comm. Amenities: | 55+ Community, Community Center, Fitness Center, Lawn Care, Pool-Indoor, Sidewalks | | |
| Floors/Unit: | 1 | Unit Floor #: | 138 |
| Directions: | Mulberry Street - Turn Right on Frankenberry - home on right. | | |
| | | Elevator: | No |

Taxes, Fees and Property Information (amounts are annual)

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|--------------------------|---------------------|----------------------|--------------------------|-------------------|--|--------------------------|------------|
| Tax ID: | 135-19.00-69.08-138 | HOA Fee: | 0 | Water Fee: | | Rental Inc: | |
| City Tax: | \$654 | Condo Fee: | \$3,360 | Sewer Fee: | | Ownership: | Fee Simple |
| County Tax: | \$724 | Rec Fee: | No | Trash Fee: | | Condo Own: | Yes |
| Pending Parcel #: | | Rec Fee Type: | | | | Flood Ins. Avail: | |
| Pending Subdiv: | | Zoning: | Agricultural/Residential | | | Annual Maint: | |