

Amazing Opportunity!
ABSOLUTE AUCTION
To the Highest Bidder Above \$335,000

WEST FENWICK ISLAND, DE

The Refuge At Dirickson Creek
An Upscale Resort Community

Brand New ♦ 5 Bedroom ♦ 5 Bath
TWO STORY BEACH HOME
Two-Car Garage, Luxury Upgrades & Features

Originally Purchased for
\$557,000 In 2006
★ NEVER OCCUPIED ★

Sale On Premises
37556 LEISURE DRIVE
Off Lighthouse Road (DE-54)
3 Miles West of Coastal Highway
Sussex County, Delaware 19975

SATURDAY, APRIL 26, 2008
AT 11:00 A.M.

LOCATION:

The Refuge at Dirickson Creek is one of Sussex County's premier new home communities, featuring master planned single-family homes, resort-style pool, clubhouse with exercise room, card room and meeting room, tennis courts, basketball, volleyball, shuffleboard, playground, community lakes, jogging and bike paths. Developed and built by Bunting Construction Corporation, a regional leader, The Refuge is convenient to boating, shopping and Delmarva's best beaches. The neighborhood is five minutes west of Fenwick Island, Delaware and Ocean City, Maryland. A newly constructed Harris Teeter gourmet grocery store and Jack Nicklaus Signature Bayside Golf Course are within one mile.

The Refuge is located within 2.5 hours of Baltimore, Washington and Philadelphia, and about 4 hours from New York. Rehoboth Beach, Bethany Beach, Assateague Island National Seashore and numerous recreational opportunities are nearby. Most amenities within The Refuge are within one block of the home.

Neighborhood web site:
www.TheRefugeAtDiricksonCreek.com

SITE:

0.27 acre landscaped lot - 97' x 153', more or less
Oversized asphalt driveway
Lawn Irrigation system
Decorative mailbox

A. J. BILLIG & CO.
AUCTIONEERS
Real Estate Marketing Specialists

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HOME:

Two story contemporary beach home, constructed in 2006. Known as The Calloway model, the home has been enlarged to approximately 2,850 square feet and contains many upgrades. This outstanding property has never been occupied and is ready for immediate occupancy.

Exterior

Two-car attached garage with electric opener, exterior exit and storage

Covered front porch with metal-clad roof and Trex decking

Rear Trex sun deck

Outdoor shower

No maintenance exterior - vinyl siding, vinyl-clad double glazed windows, insulated exterior doors, composition shingle roof, aluminum rain gutters, decorative metal-clad roof trim, front storm door

First Floor

Foyer - hardwood floor, coat closet, crown moldings

Great Room has hardwood floors throughout and comprises:

- Living area - cathedral ceiling, gas fireplace, dual bookcases, sliding doors to sun deck and French doors to sun room, surround sound system
- Kitchen - 42" maple cabinets, granite countertops, GE Profile appliances, island with sink, reverse osmosis water filtration system, disposer and dishwasher, range/oven, refrigerator/freezer, microwave oven
- Breakfast area

Dining Room - hardwood floor, crown molding

Master Bedroom Suite - Berber carpet, large walk-in closet, ceramic bath with 2 - cultured marble top vanities, oversized shower with two heads and glass door, large whirlpool tub, toilet closet

Bedroom #2/Den/Study - Berber carpet

Full Bathroom - ceramic tile floor, fiberglass shower

Sun Room - ceramic tile (16" x 16") floor

Deluxe Laundry Room - ceramic tile floor, GE Profile washer and dryer, laminate counters, overhead cabinets, exit to garage

Utility Room

Second Floor

Bedroom #3 - blue carpeting, en-suite shower-bath with ceramic floor, additional storage

Bedroom #4 - Berber carpeting, en-suite full bath with ceramic floor

Bedroom #5 - Berber carpeting, en-suite full bath with ceramic floor

Linen closet

Attic with pull-down stairway

Mechanical

Gas forced hot air heat

Central air conditioning

Gas, 50-gallon water heater

Wired for sound in the kitchen, sun room, master bedroom, dining room and living room with separate volume controls

HOMEOWNERS ASSOCIATION:

HOA fee of approximately \$750 per year includes all recreational amenities - pool, clubhouse, boat ramp, tennis, sports courts and trash pickup.

TITLE: In fee simple. The home is sold free and clear of all liens.

TAXES: Annual real estate taxes are approximately \$1,200 - *that's right, it's Delaware!*

INSPECTION: By appointment only or one hour prior to sale.

TERMS OF SALE:

A \$25,000 cashier's check deposit is required at sale. Broker participation is invited. For complete details and virtual tour visit www.ajbillig.com. **NO BUYER'S PREMIUM!**