

MLS#: <b>720852</b>	<b>16052 Pickering Dr, Milton, Delaware 19968</b>	List: <b>\$199,000</b>
<b>Lots and Land - Active</b>		Sell:



<b>MLS Area:</b>	Broadkill Hundred	<b>Section:</b>	Between Rt. 1 & 113
<b>County:</b>	Sussex	<b>School District:</b>	Cape Henlopen
<b>Community:</b>		<b>Lot Type:</b>	Agriculture, Residential
<b>Waterfront:</b>	None	<b>Lot Size-Sqft:</b>	90,605
<b>Waterview:</b>		<b>Lot Size-Acres:</b>	2.08
<b>Waterfront Frntg:</b>		<b>Cleared Acres:</b>	
<b>Dock Type:</b>		<b>Wooded Acres:</b>	
<b>Blocks to Ocean:</b>		<b>Marsh Acres:</b>	
<b>Public Road:</b>	No	<b>Lot Dimensions:</b>	204x382x246x359
<b>Historic District:</b>	No	<b>Road Frontage:</b>	
<b>City Limits:</b>	No	<b>Setback Front:</b>	40
<b>Lot Desc:</b>	Cleared, Horses Permitted, Partially Wooded	<b>Setback Rear:</b>	20
		<b>Setback Side:</b>	15

#### Public Remarks

Just listed, a Great Homesite just minutes to the beaches in Lewis and Rehoboth Beach. This property is perfect for the person that does not want too many building restrictions. It is zoned Agricultural/Residential with Sussex County Zoning regulations applying only. There is not a home owners association or restrictive covenants. Great for contractors or the gentleman farmer. There is an Expired Septic and Well Permit on file with DNREC. Call for more information today!

#### Home Information

<b>Waterfront Improve:</b>		<b>Water On Site:</b>	None
<b>Loc to Waterfront:</b>		<b>Water Available:</b>	Well Permit On File
<b>Road Access:</b>	Private	<b>Ctrl Sewer On-Site:</b>	None
<b>Road Maint:</b>		<b>Prvt Sewer On-Site:</b>	None
<b>Tot Min SF if 1 Story:</b>		<b>Site Evaluation:</b>	Septic System-Gravity
<b>Tot Min SF if 2 Story:</b>		<b>Septic Permit:</b>	Prior Permit on File
<b>Min 1st Flr SF if 2 Story:</b>		<b>Exclusions:</b>	
<b>Disclosures:</b>	None	<b>Financing Options:</b>	Cash
<b>Comm. Amenities:</b>			


#### Taxes, Fees and Property Information (amounts are annual)

<b>Tax ID:</b>	235-22.00-23.01	<b>HOA Fee:</b>	0	<b>Rental:</b>	No
<b>City Tax:</b>	\$0	<b>Water Fee:</b>		<b>Fee Simple:</b>	Yes
<b>County Tax:</b>	\$60	<b>Sewer Fee:</b>		<b>Flood Ins. Avail:</b>	
<b>Pending Parcel #:</b>		<b>Trash Fee:</b>		<b>Impact Fees:</b>	
<b>Pending Subdiv:</b>		<b>Zoning:</b>	Agricultural/Resid	<b>Land Use:</b>	
	<b>Rec Fee:</b>	No			
	<b>Rec Fee Type:</b>				

#### Contract Information, Documents and Cooperation/Compensation

<b>Listing Date:</b>	05/26/2017	<b>Act. w/Kick Date:</b>		<b>Pending Date:</b>		<b>Expiry Date:</b>	05/23/2018
<b>Listing Type:</b>	Exclusive Right to Sell			<b>Contract Info:</b>			
<b>Listing Sub Type:</b>	N/A	<b>Off Market Date:</b>		<b>Bank Notified:</b>		<b>Addn Acquired:</b>	No
<b>Docs on File:</b>	Septic Certification			<b>REO Sale:</b>	No	<b>Short Sale:</b>	No
<b>Sub Agent:</b>	No	<b>Sub Agt Amt:</b>		<b>Sub Agt %:</b>		<b>Sub Agt Bonus:</b>	
<b>Buyer Brk:</b>	Yes	<b>Buyer Brk Amt:</b>		<b>Buyer Brk %:</b>	3%	<b>Buyer Brk Bonus:</b>	
<b>Var Rate Comp:</b>	No	<b>DTC:</b>	37	<b>DTS:</b>	37	<b>DOM/CDOM:</b>	37/37

#### Owner/Broker Information

<b>Listing Agent:</b>	<a href="#">BILL CULLIN</a> 	<b>Agent Phone:</b>	(302) 227-2541	<b>Mobile:</b>	(302) 841-7147
		<b>Agent Prefer Phone:</b>	(302) 841-7147		
<b>Listing Firm:</b>	<a href="#">LONG AND FOSTER-REHOBOTH</a>	<b>Office Phone:</b>	(302) 227-2541	<b>Office Fax:</b>	(302) 227-8165
<b>Owner Name:</b>		<b>List Agent Email:</b>	<a href="mailto:bill.cullin@longandfoster.com">bill.cullin@longandfoster.com</a>		
<b>Agent License #:</b>	RS0018675	<b>Internal List #:</b>			
<b>Office License #:</b>					

#### Agent Remarks, Directions and Showing Instructions

<b>Remarks:</b>	Call Bill Cullin for more information
<b>Directions:</b>	From Route One, turn onto Hudson Road and Drive approximately one mile and look for Pickering Lane and Long & Foster Directional sign on the left. Drive until you see the post sign on the right.
<b>Showing Instr:</b>	
<b>Lockbox:</b>	
<b>Appt. Phone:</b>	

Prepared By: BILL CULLIN

All room dimensions and other measurements are approximate. All information is deemed reliable but not guaranteed. Prospective purchasers should verify the information to their own satisfaction. Information provided by the Sussex County Association of REALTORS® Multiple Listing Service.  
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