



# BERKSHIRE HATHAWAY

HomeServices

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## EXECUTIVE SUMMARY:

### The Carter Farm – Centreville, Maryland 46+ acres, 408 Chesterfield Avenue

- Water views, walking distance to center of town
- 138 proposed market rate units (carriage houses and townhouse) – plan may be modified by Builder
- Comprehensive plan modified to allow TND and some approvals obtained - Growth Allocation Approvals, Intense Development Area, Developer's Rights and Responsibility Agreement
- Required setbacks, Critical Area and building envelope determined
- Proposed development plans have been completed
- Former Title Insurance Policy available
- Public water and sewer available – sewer requires a pump station and forced main through a neighboring easement to sewer plant – capacity is presently available
- Traffic study was completed and may prove useful for Builder / Developer
- Sewer and water allocation and hookup fees estimated to be \$15,000 per unit (gpd definition of sewer may need to be re-defined)
- Town impact fee estimated \$4,500 / unit (subject to negotiation), County impact fee estimated to be \$5,000 per unit
- Sewer may be extended via an easement through the School Board property to the plant
- Town prefers a residential development with a “town” feel and blended with the surrounding community
- Listed price \$2,500,000 subject to development approvals

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**EXECUTIVE SUMMARY:**

## **Carter Farm Continued**

- **One of the fastest growing communities in Maryland Eastern Shore area**
- **An additional 20+/- acres is owned by same partnership and also available for sale subject to development approvals for \$750,000**

- **Important Contacts –  
Steve Walls, Town of Centreville, Town Manager – 410-758-1180  
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**John Fury, Town of Centreville, Zoning Administrator – 410-758-4463  
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