



**BERKSHIRE
HATHAWAY**
HomeServices

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EXECUTIVE SUMMARY:

**201 Approved Single Family Lots, Phase 4
Nobles Pond - Active Adult Development
Kent County, Delaware**

- This is the last phase of Nobles Pond - the total development consists of 880 homes plus a 28,000 square foot clubhouse and various community improvements (all community improvements for entire development have been completed)
- This phase includes a clean environmental report as well as all the appropriate approvals to complete the last lots of Nobles Pond – final DNREC permit will be completed by Buyer connecting to existing sewer system
- The entrance to the existing road still requires DelDot approval to complete the proposed improvements – Seller is completing the design and Buyer will complete the construction
- Public utilities and interior road improvements are stubbed to the property line – the bridge from Phase 1 through 3 has been completed by the Seller
- Owner will include all proposed engineering plans / development approvals
- Phase 1 through 3 are being completed by Regal Builders and Wilkinson Homes
- Buyer may build single family or attached within the approved lots lines
- Exterior architecture and pricing is to be pre-approved by Seller
- Buyer is responsible for the installation and payment of the improvements within this phase as per the approved development plans
- Seller has used 2 improvement contractors in Nobles Pond and Buyer may contact them directly

- Improvement contractor – Johnny Stant, Teal Construction Inc., 612 Mary Street, Dover, Delaware, 19903 – 302-270-7090 jstant@tealconstruction.com
- Improvement contractor – Paul Bramble, David A. Bramble, Inc., 705 Morgnec Road, P.O. Box 419, Chestertown, Maryland, 21620 – 410-778-3023 – pbramble@davidabrambleinc.com

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

- Regal Builders and Wilkinson Homes are continuing to build out the initial phases with homes priced from standard models in the high \$300,000s to mid \$400,000s and custom homes at \$600,000+/-
- Phase 4 (for sale) – originally was envisioned as 182 carriage house lots and 19 single family lots but are approved for all singles, all carriages or any combination of the two as per the approved plans
- Engineer - Dan Speakman, McCrone Engineers, 107 Chesapeake Boulevard, Suite 104, Elkton, Maryland, 21921- 410-398-1550
- DelDot consultant – Kevin Burdette, KNB Associates, 26177 Deep Branch Road, Milton, Delaware, 19968 – 302-684-8951
- Attorney - John Tracey, Young Conaway Stargatt & Taylor, 1000 North West Street, Wilmington, Delaware, 19801 – 302-571-6740
- Sewer pump station for the entire development has been completed and is fully functional to service all units present and proposed by Owner
- Each phase was designed as a separate storm water management system which will need to be completed as the individual phase is constructed
- Fees – sewer - \$5,478.00 per lot; Water - \$1,395.27 per lot; Kent Conservation Development - \$125.00 per lot; Gas Meter Fee \$3,400.00; Electric Meter Fee \$1,000.00
- One of Delaware's premier 55+ communities. It hosts a very active lifestyle, residents enjoy not only the 28,000 square foot luxury clubhouse but also take full advantage of its full time LifeStyle Director. They travel the County and the World on the most amazing trips. With miles of walking trails, fishing pier and many ponds, residents enjoy the close proximity to the State's capital, but the quiet country setting just off the Town's main thoroughfares. Total development consists of 880 approved home sites.
- At the 2020 National Home Builder's Convention, the total development was recently awarded –

NAHB Gold Award for Best of 55+ developments
NAHB Silver Award for Best of 55+ Outdoor Amenity Water Feature
NAHB Silver Award for Best of 55+ Lifestyle Director
NAHB Silver Award for Best of 55+ Builder of the Year
NAHB Silver Award for Best 55+ Best Detached 2,000 square feet

- **Sale price of this property is \$60,000 per lot for 201 lots as per the above conditions**
- **The commission for any Coop Brokers will be paid by the Buyer**