



**BERKSHIRE
HATHAWAY**
HomeServices

Fox & Roach, REALTORS®

**Edward Ritti – Vice President
Land Development
100 Deerfield Lane, Suite 140
Malvern, PA 19355
PA Lic. # AB029150L
BHHS-FR – PA Lic # RB061717C**

**(m) 610-306-3933
(d) 610-993-2741
(o) 610-647-2600
(f) 610-993-3257
ed.ritti@foxroach.com**

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EXECUTIVE SUMMARY:

**For Sale – Last Building – 45 Units – 5 Story
Coffee Run Residential Condominium
(Original Development included 5 Similar Buildings
plus 1 One Story Building Unit - Original 226 units)
New Castle County, Delaware**

- Pad site available for the last building of a designed 226 condominium unit development plan from 1972 with what was to be temporary grading and landscaping but which the passage of time has matured.
- Public water, public sewer, electric and gas are available to the location
- Parking lot and common area elements have been completed with the other buildings – existing parking spaces include the proposed building
- A 5 story building – masonry, glass, brick construction – was planned and new buyer needs to retain an exterior similar to the existing buildings
- Seller purchased this pad site in 1990 but has not started the process of constructing the building
- County has maintained that the pad site will be treated as an unfinished part of the original development and not as a new development
- Seller has maintained 45 votes in the condominium association
- Seller will include as part of the purchase the original development and architectural plans in their possession
- Seller will retain 1 fifth floor unit – interior finishes of this unit to be the responsibility of the seller
- Listing Price - \$1,400,000 / 44 units
- For further information contact Jerry Strusowski (610-444-9090) or Ed Ritti (610-306-3933)

**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.**

- **New Castle County – Department of Land Use - 302-395-5400**
87 Reads Way, New Castle, Delaware, 19720
Planning
- **Public Sewer – Department of Special Services - 302-395-5711**
New 45 units were part the initial sewer system approvals
- **Electricity and Gas – Connectiv Power Delivery - 302-454-4343**
- **Public Water – Artesian Water Company - 302-453-6900**
- **Seller will supply the Condominium Declaration and Amendments upon an Agreement to Purchase**
- **Original Site Plan and Architectural Plans were done by – William L Gaudreau Architect which firm was acquired by Ewing Cole - 410-837-5040 – dated 5/16/79**
- **Subsequent Site Plan work was done by – Howard L. Robertson, Inc – 302-764-2456**
- **Subsequent Land Development Plan work was done by – Mann – Talley, Inc**
- **Subsequent Site and Architectural Plan work was done by – J2A Architects – 302-373-6345 – dated 8/2015**
- **Building exterior must be built to mimic the existing building exteriors as approved by current HOA**