



555 East Lookerman St.  
Dover, Delaware 19901

Phone: 302.736.2710 Fax: 302.736.2715

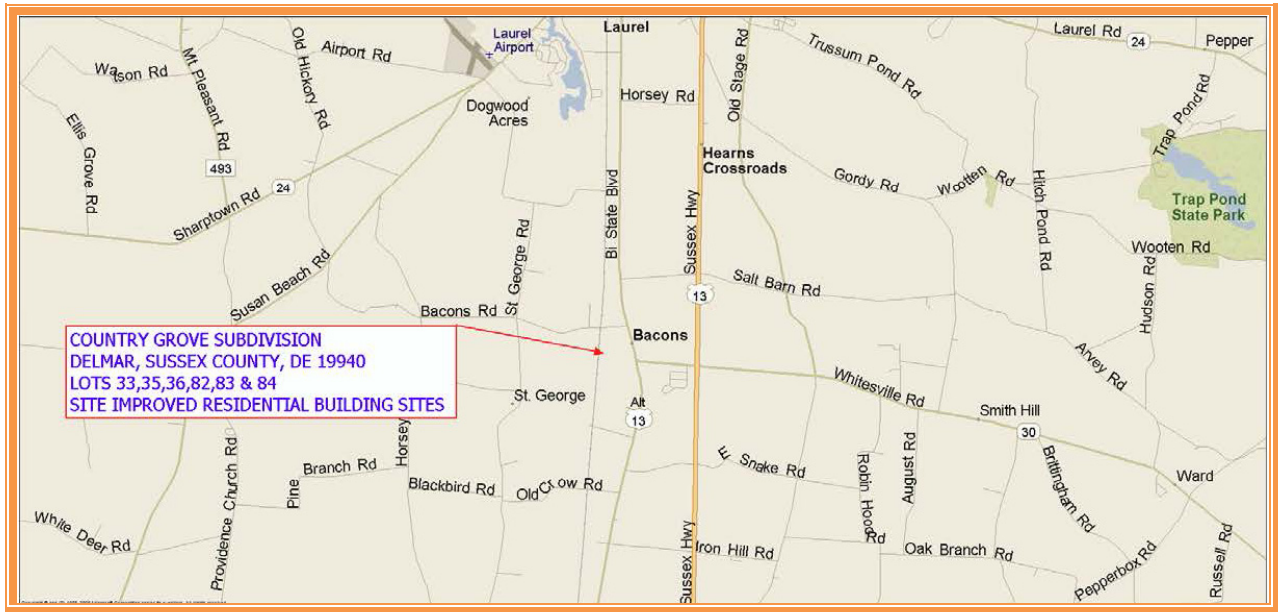
[www.mcginnisrealty.com](http://www.mcginnisrealty.com)

COUNTRY GROVE SUBDIVISION LOTS  
COUNTRY GROVE CIRCLE, DELMAR, SUSSEX COUNTY, DELAWARE 19940  
OFFICE FILE # : 213190 \* MLS # : 6435247



SALE PRICE \$ 60,000 \* \$10,000 +/- PER LOT  
ALL SIX LOTS MUST BE SOLD IN ONE PACKAGE  
ALL SEWER IMPACT FEES PAID IN FULL  
WATER CONNECTION FEES BASED ON SIZE OF SERVICE  
HOMEOWNER'S ASSOCIATION FEE \$500 PER YEAR PER UNIT

ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION  
CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE  
PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.  
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LOT #	ADDRESS	TAX MAP ID
33	10416 COUNTRY GROVE CIRCLE	5-32-06.00-151.00
35	10420 COUNTRY GROVE CIRCLE	5-32-06.00-154.00
36	10422 COUNTRY GROVE CIRCLE	5-32-06.00-154.00
82	10451 COUNTRY GROVE CIRCLE	5-32-06.00-200.00
83	10453 COUNTRY GROVE CIRCLE	5-32-06.00-201.00
84	10455 COUNTRY GROVE CIRCLE	5-32-06.00-202.00

LOT #	TOTAL LIST PRICE	SEWER IMPACT FEE *	WATER METER FEE **	TOTAL LAND COST
33	\$20,000	\$0	\$1,351	\$21,351
35	\$20,000	\$0	\$1,351	\$21,351
36	\$20,000	\$0	\$1,351	\$21,351
82	\$20,000	\$0	\$1,351	\$21,351
83	\$20,000	\$0	\$1,351	\$21,351
84	\$20,000	\$0	\$1,351	\$21,351

\* SEWER IMPACT FEE OF \$21,931 ALREADY PAID

\*\* WATER CONNECTION FEE \$957 FOR FIVE-EIGHTS-INCH SERVICE

\*\* WATER CONNECTION FEE \$1,351 FOR ONE - INCH SERVICE

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**LOTS**

SOLDS	SALE DATE	PRICE	LOT SIZE	\$/SF	IMPACT FEE	TOTAL PRICE	LIST DATE	# DAYS
1	Apr-13	\$27,500	18,731	\$1.47	\$23,000	\$50,500	Feb-13	71
2	Nov-11	\$23,000	12,702	\$1.81	\$23,000	\$46,000	Feb-11	258
3	May-10	\$90,000	15,682	\$5.74	\$10,965	\$100,965	Dec-07	868
4	Aug-10	\$55,000	24,394	\$2.25	\$10,965	\$65,965	Feb-09	533
5	Apr-10	\$45,000	12,197	\$3.69	\$10,965	\$55,965	Dec-07	827

**LOT COMPS IN COUNTRY GROVE**

**IMPROVED**

SOLDS	SALE DATE	PRICE	UNIT SIZE	\$/SF	IMPACT FEE	LIST DATE	# DAYS
1	Jun-13	\$199,999	1,534	\$130.38		Jan-13	151
2	Aug-12	\$202,300	1,530	\$132.22		Feb-12	160
3	Nov-12	\$230,000	2,021	\$113.81		Sep-12	62
4	Jul-12	\$265,000	2,620	\$101.15		Jul-12	25

**HOME SALES COMPS IN COUNTRY GROVE**



**LOT #33 IN COUNTRY GROVE**



**LOTS #35 AND #36 IN COUNTRY GROVE**



**LOTS #82, #83 & #84 IN COUNTRY GROVE**

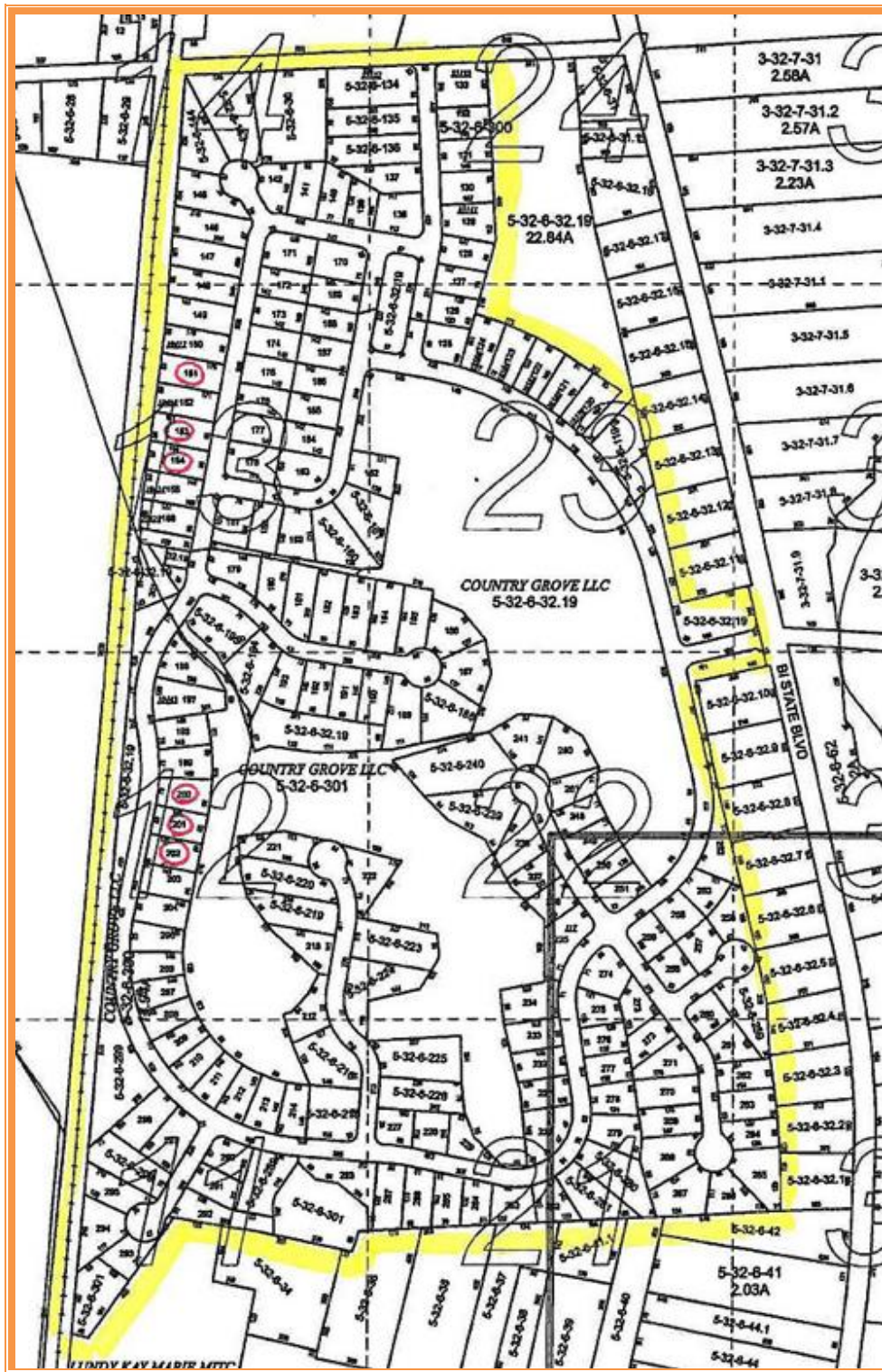


**SANITARY SEWERAGE AT LOT# 83**



**STORMWATER MAINTENANCE POND IN COUNTRY GROVE**





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