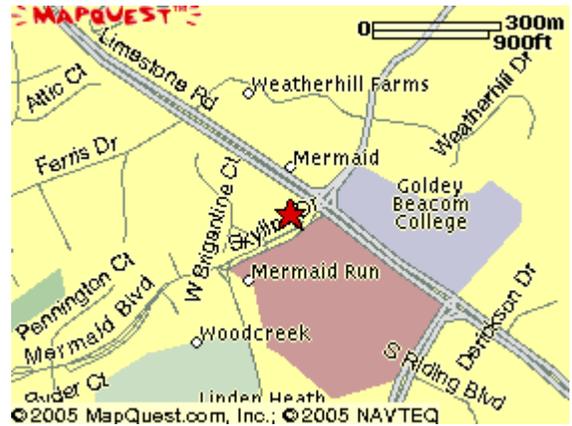




4910 CATAMARAN CT, Wilmington, DE 19808

RES [ACT]

\$179,900



MLS#: 4508415 Sub/Nei: MERMAID RUN Type : Row/Townhouse BR/Bth: 2/ 1.1  
 Area: PIKE CREEK/ELSMERE/N SchDist: RED CLAY CONSOL Design: 2-Story ApxAge: 25 NC : N  
 Cnty: NEW CASTLE COUNTY TxID: 0803130039 Style : Colonial Floor#: C/A: Y

Directions

Rt. 7 North to Left Skyline Dr. Right on Brigantine, Right on Catamaran (Across from Goldey Beacom)  
 Map: N006E10 CrsSt: Brigantine

Room Dimensions			Room & Bath Count	
LR/GR : 17x12 M	Main BR: 15x10 U	FIN BSMT: 23x17 L	Total Rooms: 6	Bedr: 2
Din Rm: x	2nd BR: 14x12 U		Total FBth: 1	PBth: 1
Kitchn: 10x10 M	3rd BR: x		Upper FBth: 1	PBth:
Fam Rm: 15x11 M	4th BR: x		Main FBth:	PBth: 1
Excls :			Lower FBth:	PBth:
Incls : Refrigerator, Washer/Dryer & Window Treatments (Blinds)			Garage: N	Bsmt: Y

Schools	Lot Info	Taxes Fees & Ownership	
PubHigh:	AprxAcr: 0.05	RE Taxes: 1006	Condo Asn: N
PubMidl:	AprxLSF: 2178	Tax Year: 2005	HmOwn Asn: N
PubElem:	Zoning : RES	Assessmt: 56100	Assn Fee :
PubEle2:	LotDim : 112.5 X 18		Fee Freq : A

Remarks

Prime Pike Creek Location! This wonderful home offers quite a bit of living space for the money. Start with the large and inviting living room with an open staircase to the second floor. Then discover the open kitchen with a breakfast bar overlooking the family room. To complete the first floor you have a cozy family room with a wood burning fireplace and slider to the rear deck and private backyard. On the 2nd floor you will discover 2 spacious bedrooms with lots of closet space. To complete your tour, check out the new professionally finished and professionally water-proofed basement with a transferable warranty (February/March 2005). Other noteworthy features include: neutral decor, new 1st floor carpet, fresh paint, new hot water heater & updated 1st floor bath. Prime location across from Goldey Beacom College and Pike Creek Shopping Center, offering everything you need within walking distance! Listing agent related to seller. Seller requests a settlement on or after June 5, 2005.

Features

**Heat/Cooling/Utilities:** OilHeat, HotAirHeat, CentralAir, ElecHotWater, PublicWater, PublicSewer, 100-150AmpElec, CircBreakers, BsmtLaundry  
**Garages/Parking:** 2-CarParking  
**Interior:** CableTVWired, Liv/GreatRmEnt, AccessPanel, OneFirePl, FamRoomFirePl, WtoWCarpets **Kit:** KitW/NookBar, BltInDishWash, Disposal, ElecCooking **Bsmnt:** FullBasement, FinishedBsmt  
**Exterior:** Block/BrickFound, PitchedRoof, ShingleRoof, BrickExt, Deck, RearYard  
**Other:** FeeSimple, Negotiable **Fin/Condition:** ConvenFin, Average+ **Showing:** CallToShow, ElectLockBox



For More Information Contact:

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ML#: 4508415

4910 CATAMARAN CT , Wilmington

Price: \$179,900



Inviting Living Room with Open Stairs to 2nd Floor



Open Kitchen with New Floor



Kitchen Breakfast Bar w/View of Family Room & Yard



Cozy Family Room with Wood-Burning Fireplace



Deck & Backyard



Large (23 X 17) Pro Finished & Water-Proofed BSMT

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Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

*Printed on 4/5/2005*