

\$511,500 - Lot 17 B Flack Ave, FREDERICA

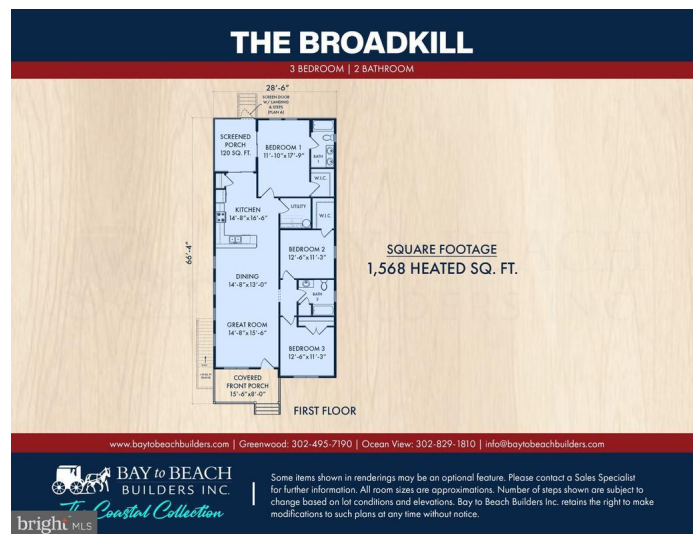
MLS® #DEKT2039486

\$511,500

3 Bedroom, 2.00 Bathroom, 1,568 sqft
Residential on 0.12 Acres

BOWERS BEACH, FREDERICA, DE

This is a SUGGESTED HOME-TO-BE-BUILT. No Builder Tie-In. Price based on the Bay To Beach Builder's 'BROADKILL-B' floor plan as a suggestion only. Buyer to purchase the land, then work with a contractor on home building process. Listing Agent is Co-Marketing with Bay To Beach Builders, who are willing to work with buyer to build a home of your choice from one of their designs, and provided the info presented. The Price and Home Features are subject to change with Home Design, Interior and Exterior Selections, Time of build (material prices), Site Work Fees, etc. Here is your chance to build YOUR DREAM HOME at the beach in the charming maritime community of Bowers Beach, known as Delaware's™ Best Kept Secret as posted on the community web site (bowersbeach.delaware.gov). This is a great place to relax and enjoy the Delaware Bay water view. Enjoy all Bowers Beach has to offer at the popular JP's Warf Restaurant, Boat Ramp, charter fishing, the Bowers Maritime Museum, and town activities throughout the year. Enjoy walking/fishing on the new Jetty. The beach dunes and sea grass are being restored. Bowers Beach History quoted from their web site: As the St. Jones River and the Murderkill River both meander their way to the Delaware Bay, nestled between them is one of the quaintest communities in the state " Bowers Beach. Once one of the premier fishing towns on the Delaware Bay, with an average of three hundred boats at the docks or moorings, this



town has continued to endear itself to many residents of the state. People come to fish and swim, to bird watch, to kayak and sail, to paint, and to stroll the beaches looking for treasures.

It's a great place to get away from it all or to share fun times with family and friends.

Public Sewer. Currently Well Water (possibly connecting to Public Water). County and School Tax noted in the listing are from the Kent County Parcel Search online. Current Taxes based on Vacant Land. Contact the Listing Agent for more information.

Essential Information

MLS® #	DEKT2039486
Price	\$511,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,568
Acres	0.12
Type	Residential
Sub-Type	Detached
Style	Coastal
Status	Active

Community Information

Address	Lot 17 B Flack Ave
Area	Lake Forest (30804)
Subdivision	BOWERS BEACH
City	FREDERICA
County	KENT-DE
State	DE
Zip Code	19946

Interior

Heating	Heat Pump(s)
Cooling	Central A/C
# of Stories	1

Stories 1 Story

Exterior

Exterior Vinyl Siding
Foundation Pilings

School Information

District LAKE FOREST

Additional Information

Date Listed July 18th, 2025
Days on Market 102
Zoning NA

Listing Details

Listing Office Patterson-Schwartz-Middletown

OUR HOMES INCLUDE

Kitchen Features

- Amish Handcrafted Custom Cabinets Including:
 - Solid-Wood (Oak/Maple)
 - Cabinet Hardware
 - Soft-Close Drawers & Doors
 - Dovetail Joint Drawers
 - Crown Molding/Trim on Top & Light Rail on Bottom of Cabinetry
 - Pull-Out Wastebasket
 - 3-Drawer Stack
 - Solid-Wood Lazy Susan Corner Cabinet
- Whirlpool Stainless Steel/Black/White Appliances
- Side-by-Side Refrigerator with Ice & Water Dispenser in Door
- Smooth Top Electric Range
- Over the Range Microwave
- Energy Star-Qualified Dishwasher
- Vent Hood to Exterior of Home
- 6 Recessed Lights
- 4 Wood Shelves Painted White in Pantry

Interior Features

- 2-Panel Arch or Square-Top Interior Doors
- Cased Openings & Window Trim
- Colonial Baseboard, Window & Door Trim
- Brushed Nickel or Oil Rubbed Bronze Hardware & Hinges
- Mohawk Carpet & Mannington Resilient Floors
- Piedmont LVP Flooring in Main Living Area
- Decorative Progress Lighting Package
- Pre-Wired for Phone & TV with Central Media Panel
- Insulated, Painted & Trimmed 2-Car Garage (Per Home Plan)
- Moen Faucet in Kitchen
- 3 Undermount Sink Styles in Kitchen
- LED Lights
- Granite Countertops in Kitchen
- Granite, Quartz, or Cultured Marble Countertop in Bath
- 3 Ceiling Fan Preps
- Comfort-Height Vanity in Owner's Bath
- Moen Genta Brushed Nickel or Chrome Fixtures in Bath
- Moen Bath Accessories (Towel Ring, Bar, Toilet)

Outstanding Care & Warranties

- 10-Year Structural Warranty
- 1-Year Complete Customer Satisfaction Warranty

Structural Features

- 2 x 6 Exterior Wall Construction (2 x 4 in Garage)
- Continuous Concrete Footers, Reinforced with Steel Rebar
- 5-Course Block Foundation
- Termite Pre-Treatment
- Rafter or Engineered Truss Roof System (Based on Home Plan)

Exterior Features

- Premium CertainTeed Mainstreet Horizontal Vinyl Siding
- Tyvek Weather Barrier House Wrap
- Insulated Fiberglass Thermo-Tru Exterior Doors
- Exterior Doors, Trim, Jamb & Composite Sill
- Limited-Lifetime (30 Year) GAF Timberline Architectural Roof Shingles
- Double-Hung Vinyl Windows with Insulated Glass & Tilt-In Sash & Full Screens
- Seamless Guttering & Down Spouts
- 3 Exterior GFI Receptacles
- 2 Frost-Free Hose Bibs
- Coach Lights
- Raised Panel or Louvered Shutters on Front of Home (Per Home Plan)
- Parged Finish on Foundation
- Concrete Sidewalk

Comfort Features

- Delmarva Energy Wise Package
- Energy-Saving 2-Phased Air Seal Package
- Dense Pack Blown Wall Insulation
- Blown-In Attic Insulation
- Insulated & Conditioned Crawl Space with Aprilaire Dehumidifier
- Trane High-Efficiency Heat Pump with 3" Media Filter in Main System Area
- Wi-Fi-Compatible & Programmable Flat Screen Thermostat
- 50-Gallon Electric Water Heater
- Wi-Fi-Compatible Garage Door Opener with Emergency Battery Backup & Built-in Camera

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