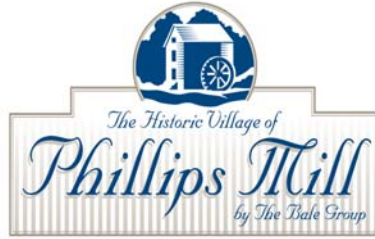




www.PhillipsMill.net



219 Phillips Mill Lane
2Bedrooms 2 Full Baths
\$ 499,900.00

302-328-1001 ext.541

STYLE	Grist Mill Building Condo	HEAT/COOLING	High Efficiency Gas and Central Air
EXT. SURFACE	Stone and Cement Siding	HOT WATER	Rinnai Tankless - Gas direct vent
LOT SIZE	Common Area	EXP PLUMBING	Mixed
LOT DESCRIPTION	Open Landscaped	DOMINANT ROOF	Asphalt Shingles
TAXES	TBD	INT. WALLS	Drywall
AGE	100% Renovated orig +/- 200 yr	SEWER	City of Newark
ELEC. SERVICE	Circuit Breakers	WATER	City of Newark
FLOORING	Site finished hardwoods, Custom tile and Carpet with upgraded padding	ENTRY	Hardwood
		CARPET	Bedrooms
		FIRE PLACE	Gas
		DISHWASHER	Jenn Air Stainless Steel
ROOMS		DISPOSAL	Insinkerator 1/3 HP
LIVING	18'4" x 16'	RANGE	Jenn Air Stainless Gas
DINING	18'4" x 16'	WHIRLPOOL	Pearl Maxx Air Tub – Hall Bath
KITCHEN	15'6"x11'7"	GARAGE	1-Car
PANTRY	Off Kitchen	DECK	8'8 x 29'2
LAUNDRY	XXXX		
BATHS	2 Full	SCREENS	Yes provided / not installed
MASTER BRM	16 x 14'9"	WINDOWS	Pella Architectural Double Hung and Casements
2 ND BRM	16' x11'4"	TV ANT/CABLE	Pre-wired Throughout / CAT-5 Phone
MASTER BATH	10'8"x8'10"		
		BASEMENT	Secure Storage area within garage area
		EST, CONDO FEE	See condo budget and fee sheet
OFF STREET	Garage	TAX PARCEL	TBD - Condo
PARKING			
		POSSESSION	30 Days
ALL DIMENSIONS ARE APPROXIMATE			Contact Sales Model for all Showings unless during Sales Model Hours 328-1001 ext # 541

INCLUSIONS

EXCLUSIONS

SHOWING PROCEDURES

CONTACT OUR SALES MODEL AT 302-328-1001 X541 FOR A PRIVATE SHOWING OR VISIT THE SALES MODEL DURING OUR POSTED WEEKEND HOURS

REMARKS

Historic Phillips has been completely and meticulously renovated while maintaining the original Federal flavor. Wide plank floors, handmade custom cabinetry throughout, Oil rubbed bronze fixtures and hardware. Pella Architectural windows. Top of line appliances including Sub-Zero and Dacor and Bertazzoni. Granite surfaces throughout the kitchen and bath areas. No exterior maintenance all included in condo fee.

DIRECTIONS

From Newark, Past the Newark Country Club on Nottingham Rd (Rt#273) Cross over Casho Mill Rd and Phillips Mill is on your right side...

CONTRACTS AND DOCUMENTS

Builder package, builders contract, condo documents, sellers disclosures, condo budget, monthly condo fee sheets and condo declarations are available electronically or through the sales model upon request.

