

# Condo - SALISBURY, MD



**27480 Mooring Way, Salisbury, MD, 21801**

Offered at \$456,960

Build your dream home in the gated, waterfront community of Village Down River, sited on the Wicomico River, designed to coexist with the natural environment. Enjoy the amenities - community dock, boardwalk, hiking trails through forest and wetlands, the historically, renovated White Hall Plantation House for neighborhood gatherings, tucked away just minutes from shopping, dining, entertainment, and medical facilities in Downtown Salisbury; a quick trip to the bypass, but in your quiet neighborhood of lovely, diversely-customized homes. Contemporary Colonial 4BR/2.5BA, 2146sf, 2-car attached garage. Open floor plan with high end finishes throughout featuring a formal living room, dining room, office area, island kitchen with designer cabinets and granite tops, large railed-front porch, gorgeous & durable LVP flooring through the living spaces. Upstairs, a large owner's bedroom w/full, ensuite bath, walk-in closet. 3 additional bedrooms, & a 2nd full bath. Rear deck. HOA dues - Lot: \$300/Q or \$1200/yr, Home: \$486/Q or \$1944/yr; SRF fee [SRF = sewer replacement fund, which is mandated by the county, is assessed to each lot every year]: \$153/yr; Boat slip owners: \$100/yr; Capital Contribution: \$150. Sizes, taxes approximate. Standard finishes - from builder selections: LVP through living, kitchen, dining, bathrooms; carpet through bedrooms, hallways, & stairs; Stainless steel kitchen appliance package - fridge, electric stove/oven, microwave oven, dishwasher; brushed nickel fixtures [can be upgraded to oil-rubbed bronze for a upgrade charge]; Granite kitchen counters. ALL choices are from builder-provided selections. ALL work performed by builder's contractors and subcontractors. Plans, listings, photos, renderings, sizes, acreages - all for REFERENCE only, and may show upgrades & options not included in list price; subject to changes in the field. Owner is a licensed realtor; agent has financial interest. Pricing & availability subject to change. Various styles of home/Lot Packages available. A few boatslips available from \$25,000 with home/lot package. Seller/builder does not split transfer and recordation taxes and fees. As of 7/01/22 home has not been started.

4 Bedrooms

3 Bathrooms

Unknown sqft sqft

Built: 2023



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