

# Detached, Single Family - SALISBURY, MD



**27458 Mooring Way, Salisbury, MD, 21801**

Offered at \$545,160

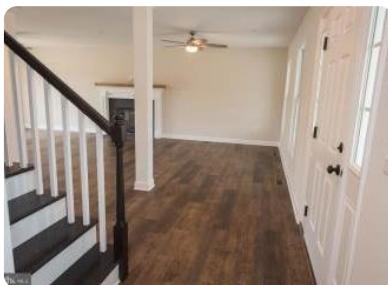
Build your dream home in the gated, waterfront community of Village Down River, sited on the Wicomico River, designed to coexist with the natural environment. Enjoy the amenities - community dock, boardwalk, hiking trails through forest and wetlands, the historically, renovated White Hall Plantation 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. The Magnolia floorplan offers 2596sf of functional living space plus an unfinished 3rd floor, 4BR/2.5BA, 2-car garage. Many upgrades included in the price - LVP flooring through living, dining, kitchen, laundry, baths; granite kitchen countertops, nice cabinetry in kitchen and bathrooms. Welcoming foyer opens to the large great room, which flows into the informal dining area, and the dreamy kitchen - granite countertops, stainless steel appliance package including a dishwasher, fridge, built-in microwave, electric range/oven. Formal dining room could function as a home office or library. Nice-sized laundry room; half bath completed the first floor. 2nd floor owner's bedroom w/walk-in closet, full, en-suite bath. 3 additional bedrooms, and a 2nd full bath. Walk-up stairs to the unfinished 3rd floor. 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 for \$25,000 with home/lot package. Sellers/builders do not split transfer and recordation taxes and fees.

4 Bedrooms

3 Bathrooms

Unknown sqft sqft

Built: 2022



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