



KITCHEN  
LIVING/DINING  
3 BEDROOMS  
2 BATHROOMS

## HOME DETAILS

This new construction consists of five buildings at five different locations throughout Ocean View Beach Club South. Each building is home to four villa units with three bedrooms and two bathrooms. These new homes feature an owner's suite with a private bathroom and walk-in shower, a spacious living area, and a washer and dryer. Gather around the granite countertops in the kitchen with friends to enjoy appetizers, and then head out to the porch for a relaxing evening in the fresh air.

Benefit from all the elements of new construction in an established and flourishing coastal community!

### SALES CENTER

25 Beach Club Ave.  
Ocean View, DE 19970  
[livewelloceanview.com](http://livewelloceanview.com)  
[beachclub@nallyventures.com](mailto:beachclub@nallyventures.com)  
302-316-4956

### LISTING AGENT

Conor Nally  
Nally Group at  
Keller Williams Realty  
[Conor.Nally@KW.com](mailto:Conor.Nally@KW.com)  
Cell: 302-841-8331  
Office: 302-360-0300

## INCLUDED FEATURES

### EXTERIOR

- CertainTeed 6-inch beaded vinyl siding with aluminum accessories
- Vinyl insulated single hung windows and patio sliders

### INTERIOR

- Sherwin Williams Finish Painting
- Eastern Flooring Product
- Allegheny LVP Flooring
- 12 x 12 porcelain tile in master bath
- Walk-in shower in master bath
- Tub/Shower in second bath
- SMART cabinetry with Brighton style doors and stained finish
- Granite kitchen countertops
- Granite bathroom countertops

### APPLIANCES

- Stainless Steel GE refrigerator
- Stainless Steel GE oven range
- Stainless Steel GE microwave
- Stainless Steel GE dishwasher
- GE Brand washer
- GE Brand dryer



### PLUMBING

- MOEN bathroom accessories
- MOEN shower heads
- MOEN faucets

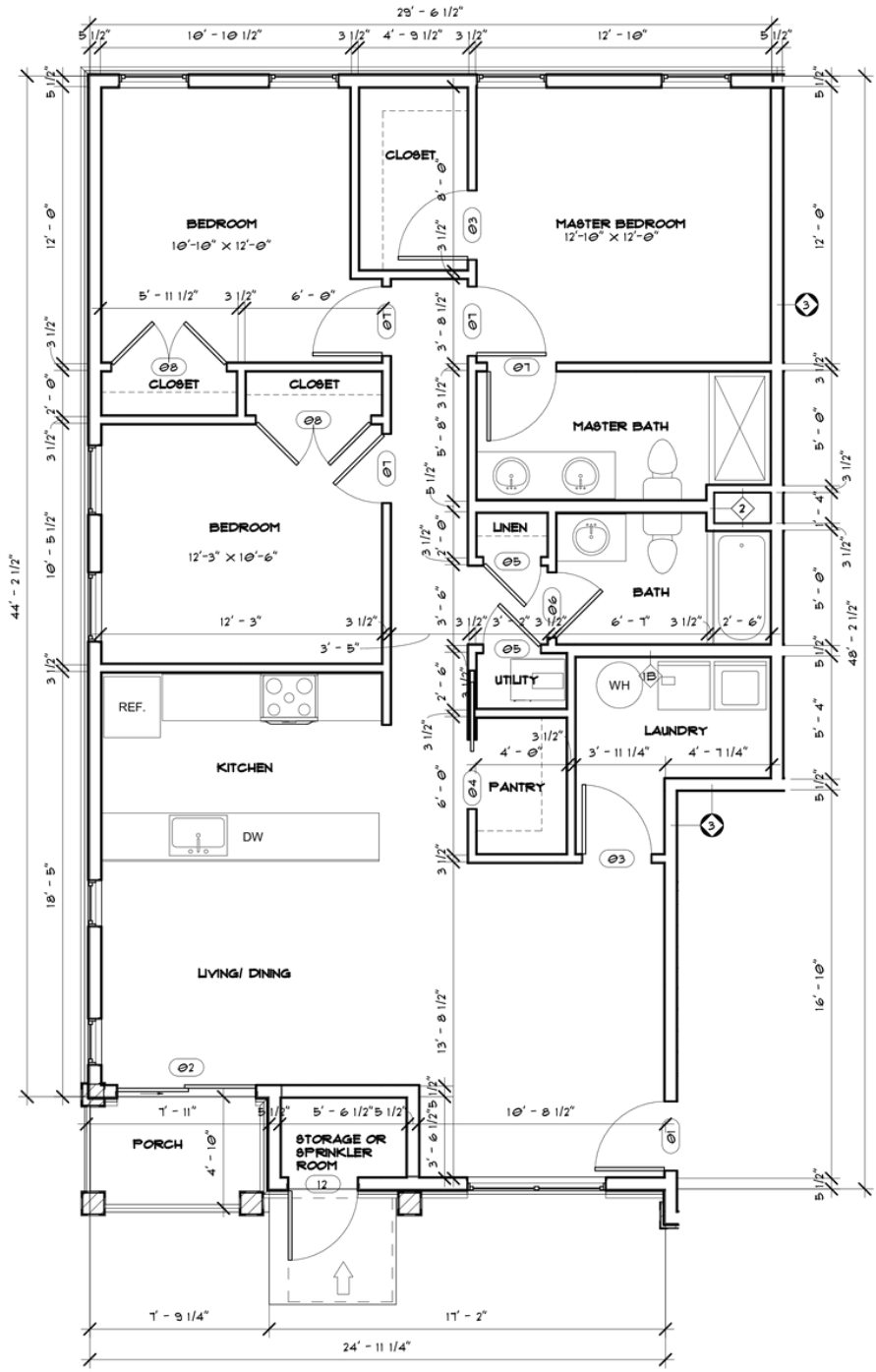
### SAFETY

- Wet sprinkler system

### UTILITIES

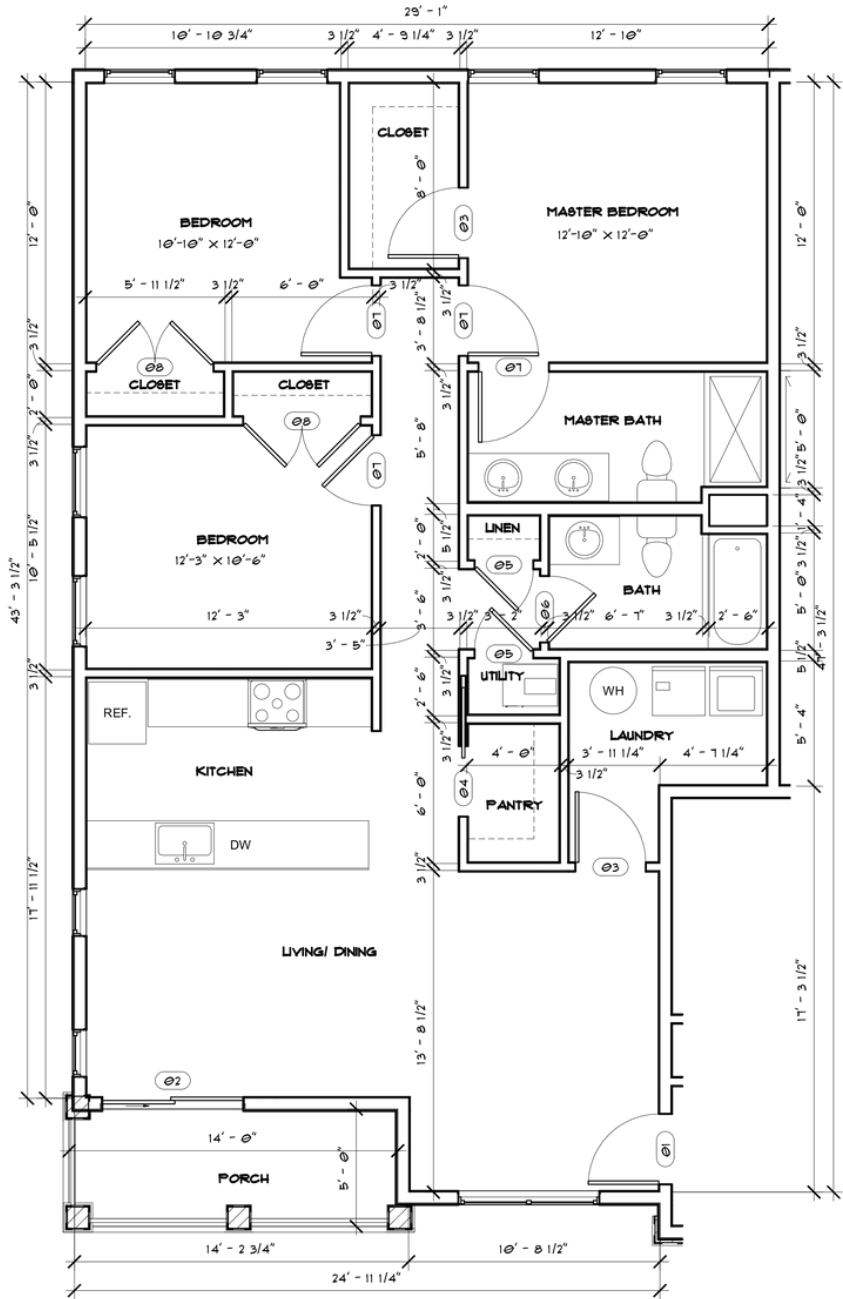
- Electric - Delmarva Power
- Water - Tidewater
- Sewer - Sussex County

UNIT FLOOR PLAN - FIRST FLOOR



1 TYPICAL 1ST FLOOR UNIT PLAN 1,300 SF + 36 SF PORCH  
1/4" = 1'-0"

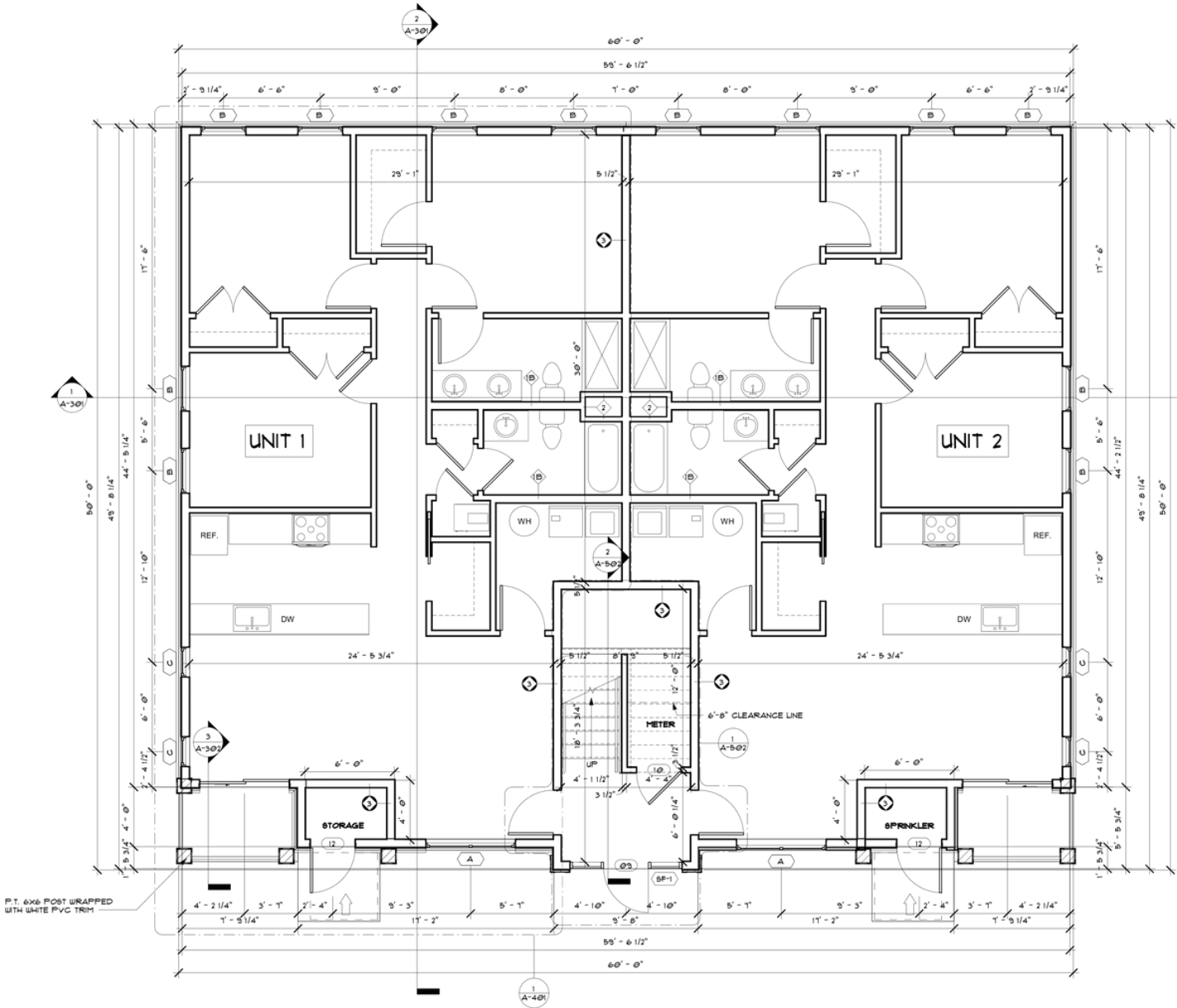
UNIT FLOOR PLAN - SECOND FLOOR



2 TYPICAL 2ND FLOOR UNIT PLAN  
1/4" = 1'-0"

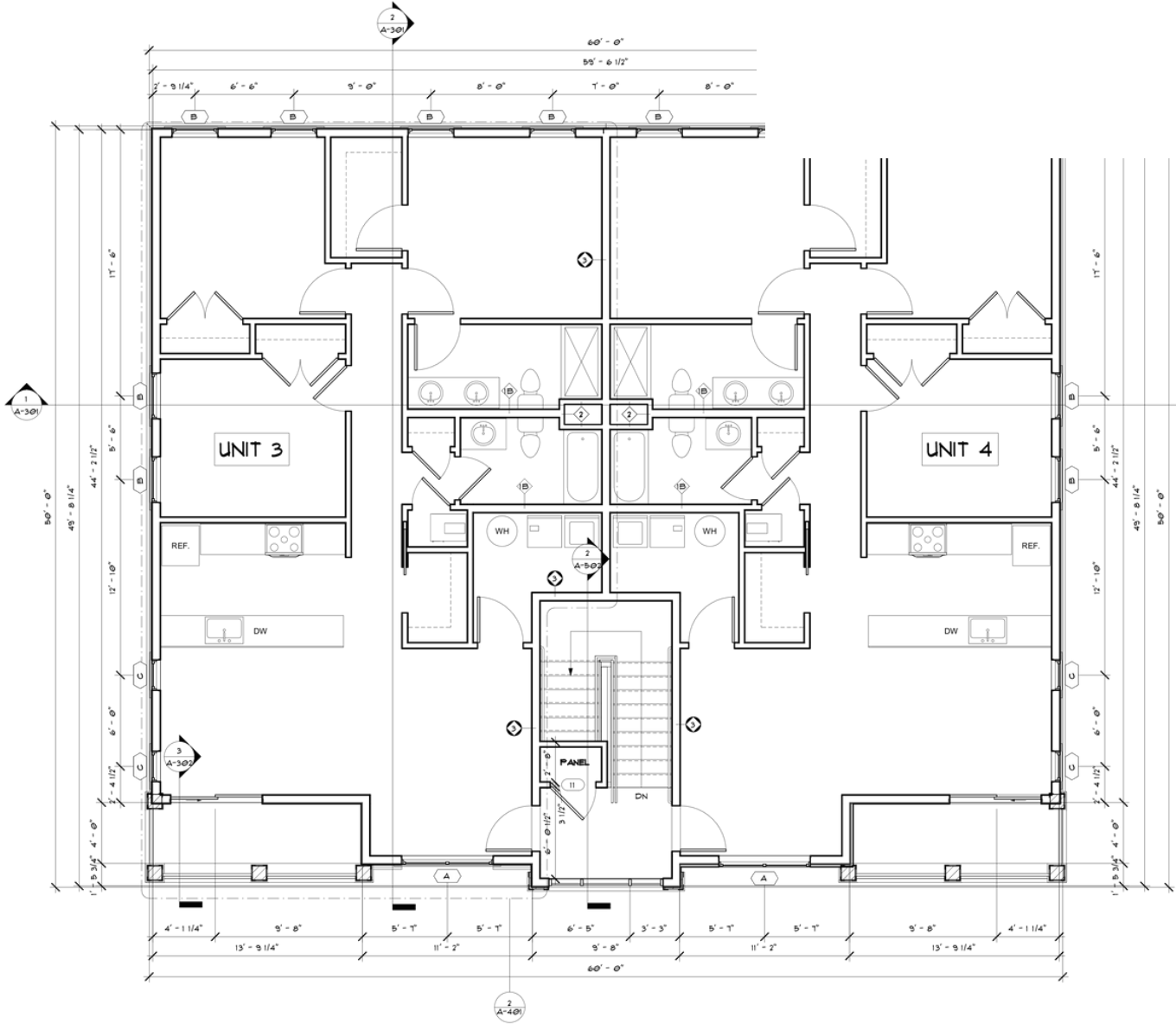
1,300 SF + 70 SF PORCH

BUILDING FLOOR PLAN - FIRST FLOOR



1 FIRST FLOOR  
1/4" = 1'-0"

BUILDING FLOOR PLAN - SECOND FLOOR



1 SECOND FLOOR  
1/4" = 1'-0"

RENDERINGS & FLOOR  
PLANS SUBJECT TO CHANGE



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