



BENSON AND MANGOLD
REAL ESTATE
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10291 Fletcher Lane
Millington, Maryland



Incredible offering at even more incredible price! Two year old 4,000 sf +/- custom home with top of the line finishes, an attached oversized 2-car garage, a separate large 3-bay garage/workshop, and an impressive 10 run kennel all on over 20 acres. Sits on MD-DE border, centrally located only 45 minutes to the Bay Bridge and 50 minutes to Wilmington. Perfect for sportsmen, horses, so many possibilities!!

LOT SIZE:	20.02 acres +/-		
UTILITIES:	Heat Pumps, Central A/C, Ceiling Fans Well & Mound System with Septic Pump		
LEGAL DESCRIPTION:	Deed Reference Liber 452, Folio 260 Tax Map 33, Parcel 39, Grid 3D, Lot 1		
PRICE:	\$465,000	TAXES:	\$5,273
*Subject to Ag transfer tax if taken out of agricultural use.			



Kitchen



Dining Room



Sitting Room



Family Room and Living Room



Master Bedroom



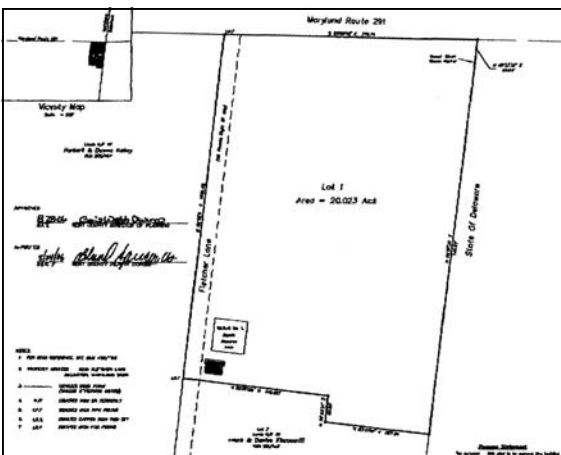
Master Bath

Main Floor Rooms and Features

Foyer Wood floors	14 x 6	Living Room Wood floors	16 x 11	Dining Room Wood floors	14 x 14
Breakfast Room Tile floors	13 x 10	Laundry/Mudroom Tile floors	13 x 10	Den Carpet	13 x 10
Kitchen Tile floors, Maple cabinetry, Silestone countertops, Frigidaire appliances, Double convection ovens, Large pantry	13 x 15	Family Room Two story, Carpet & wood floors Gas fireplace	19 x 14	Master Bedroom Carpet, Private tiled master bath, Jacuzzi tub, Large separate tiled shower, Double vanity, Huge 13 x 12 walk-in closet	21 x 17
Bedroom #2 Carpet	14 x 11	Bedroom #3 Carpet	11 x 11	Full Bath & Powder Room Tile floors in both rooms	

Second Floor Rooms and Features

Bedroom #4 Carpet	21 x 12	Bedroom #5 Carpet	13 x 11	Sitting Room Wood floors	13 x 12
Study Room Carpet	16 x 10	Storage/Media Rm Carpet	14 x 14	Full Bath	
Unfinished Bonus Room	21 x 30				



Additional Features

- Floored Attic
- Walk In Closets
- French Doors
- Recessed Lighting
- Built-In Bookcases
- Patio, Front Porch and Rear Porch
- 3-Bay Building with Power, Water, & Auto Doors
- Kennel with 10 Indoor/Outdoor Dog Runs
- Horses Allowed
- 2-Car Attached Garage 34 x 24

Information is believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.