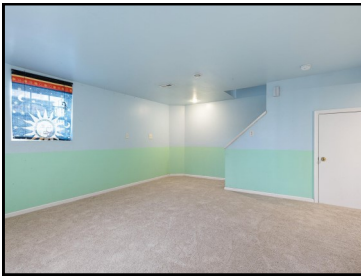


Welcome To

722 Marian Drive
Middletown Village



Welcome to this charming end-unit townhome in the award-winning Appoquinimink School District, offering 3 bedrooms and 2 full and 2 half baths. New carpet, fresh paint, and a walk-out basement make this home a Stand-Out! The main level features a large living room, powder room, and a spacious eat-in kitchen equipped with stainless-steel appliances, along with a slider that leads to the back deck overlooking the fenced yard. The upstairs includes a generous primary suite with an attached full bath and walk-in closet, two additional bedrooms, and a full hall bathroom all with fresh updates. The finished walkout basement, with its abundance of natural light, features a half bath, additional finished living space, and a laundry room with a storage area. Updates include: HVAC 2017, renovated tub/shower in the hall, full bathroom, and new carpet throughout. Conveniently located near shopping, dining, and major routes!

 **Team Landon**
Patterson-Schwartz Real Estate



**PATTERSON
SCHWARTZ**



Patterson-Schwartz Real Estate
Melissa Goode Spencer
Team Landon
302-256-1552 direct
302-733-7000 office
mspencer@psre.com



This information is provided as a courtesy only, it is not a warranty and should be independently investigated by buyers.

**722 Marian Drive, Middletown, DE, 19709****Active****\$315,000**

MLS #: DENC2093282
 Type: Residential
 Struct: End of Row/Townhouse
 Type:
 Style: Colonial
 Lvl/Stories: 2
 Ownership: Fee Simple
 Garage: No

Beds: 3
 Baths: 2 / 2
 YearBuilt: 2002 / Estimated
 NewConstr: No
 Basement: Yes
 Central Air: Yes

LOCATION

County:	NEW CASTLE	School District:	Appoquinimink
MLS Area:	South Of The Canal (30907)	High School:	Appoquinimink
Subdiv/Neigh:	Middletown Village	Middle School:	Everett Meredith
In City Limits:	Y	Elementary School:	Bunker Hill

ASSOCIATION / COMMUNITY INFO**Senior Community:** No **HOA:** No **Condo/Coop:** No**TAXES AND ASSESSMENT**

Tax ID#: 23-005.00-261 **Tax Annual/Year:** \$3,010 / 2025 **City/Town Tax:** \$869 **School Tax:** \$1,985 **County Tax:** \$156 **Tax Assessment:** \$289,800

ROOMS

Living Room:	Main	17 x 15	Ceiling Fan(s), Flooring - Laminate Plank
Kitchen:	Main	19 x 10	Flooring - Laminate Plank, Kitchen - Eat-in, Kitchen - Electric Cooking
Primary Bedroom:	Upper 1	14 x 11	Attached Bathroom, Flooring - Carpet
Bedroom 2:	Upper 1	10 x 10	Flooring - Carpet
Bedroom 3:	Upper 1	10 x 10	Flooring - Carpet
Basement:	Lower 1	19 x 15	Attached Bathroom, Basement - Finished, Flooring - Carpet

BED BATH

Main:		1 part
Upper 1:	3	2 full
Lower 1:		1 part

BUILDING INFORMATION

AboveGrFinSF: 1,550 / Assessor **BelowGrFinSF:** 285 / Estimated **Total Finished SF:** 1,835 / **Total SF:** 1,835 /
Foundation: Concrete Perimeter **Basement:** Fully Finished, Outside Entrance **Constr Materials:** Brick, Vinyl Siding

LOT AND PARKING

Lot Acres/SQFT: 0.07a / 3,049sf / Estimated **Zoning:** 23R-3 **Federal Flood Zone:** No **Fencing:** Rear **Lot Features:** Corner, Rear Yard, SideYard(s) **Parking:** Paved Parking

INTERIOR FEATURES

Carpet, Kitchen - Eat-In, Kitchen - Table Space | No fireplace | Dishwasher, Dryer, Oven/Range - Electric, Refrigerator, Stainless Steel Appliances, Washer | *Laundry:* Basement | *Window:* Bay/Bow | *Door:* Sliding Glass | *Accessibility Features:* None

EXTERIOR FEATURES

Patio/Porch: Deck(s)

UTILITIES

Cooling: Central A/C, Electric | *Heating:* Forced Air, Natural Gas | *Electric:* Circuit Breakers | *Hot Water:* Electric | *Water Source:* Public | *Sewer:* Public Sewer

REMARKS

Public: Welcome to this charming end-unit townhome in the award-winning Appoquinimink School District, offering 3 bedrooms and 2 full and 2 half baths. New carpet, fresh paint, and a walk-out basement make this home a Stand-Out! The main level features a large living room, powder room, and a spacious eat-in kitchen equipped with stainless-steel appliances, along with a slider that leads to the back deck overlooking the fenced yard. The upstairs includes a generous primary suite with an attached full bath and walk-in closet, two additional bedrooms, and a full hall bathroom all with fresh updates. The finished walkout basement, with its abundance of natural light, features a half bath, additional finished living space, and a laundry room with a storage area. Updates include: HVAC 2017, renovated tub/shower in the hall, full bathroom, and new carpet throughout. Conveniently located near shopping, dining, and major routes! Schedule your private tour today!

Inclusions: Shed



For More Information Contact:

Melissa Goode Spencer

Team Landon

Office: 302-733-7000

www.teamlandon.com

Cell: 302-256-1552

e-mail: mspencer@psre.com

Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

Printed on 11/17/2025 by Melissa Goode Spencer

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.

MLS#: DENC2093282

722 Marian Drive, Middletown



Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

Printed on 11/17/2025 by Melissa Goode
Spencer

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.

MLS#: DENC2093282

722 Marian Drive, Middletown



Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

Printed on 11/17/2025 by Melissa Goode
Spencer

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.

MLS#: DENC2093282

722 Marian Drive, Middletown



Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

Printed on 11/17/2025 by Melissa Goode
Spencer

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.

MLS#: DENC2093282

722 Marian Drive, Middletown



Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

Printed on 11/17/2025 by Melissa Goode
Spencer

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.

MLS#: DENC2093282

722 Marian Drive, Middletown



Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

Printed on 11/17/2025 by Melissa Goode
Spencer

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.

PATTERSON
SCHWARTZ

Owner(s): Carissa Bakhsh

YES	NO
☒	☐ Range with oven
☒	☐ Range Hood-exhaust fan
☐	☐ Cooktop-stand alone
☐	☐ Wall Oven(s) # _____
☒	☐ Kitchen Refrigerator
☒	☐ with icemaker
☐	☐ Refrigerator(s)-additional # _____
☐	☐ Freezer -free standing
☐	☐ Ice Maker-free standing
☒	☐ Dishwasher
☒	☐ Disposal
☐	☒ Microwave
☐	☐ Washer
☐	☐ Dryer
☐	☐ Trash Compactor
☐	☐ Water Filter
☒	☐ Water Heater
☒	☐ Sump Pump
☐	☐ Storm Doors
☒	☐ Screens (where present)

YES	NO
☐	☒ Draperies/Curtains
☒	☐ Drapery/Curtain rods
☒	☐ Shades/Blinds
☐	☐ Cornices/Valances
☐	☐ Furnace Humidifier
☒	☐ Smoke Detectors
☒	☐ Carbon Monoxide Detectors
☐	☐ Wood Stove
☐	☐ Fireplace Equipment
☐	☐ Fireplace Screen/Doors
☐	☐ Electronic Air Filter
☐	☐ Window A/C Units # _____
☐	☐ Attic fan
☐	☐ Whole house fan
☒	☐ Bathroom Vents/Fans
☐	☐ Window Fan(s) # _____
☒	☐ Ceiling Fan(s) # _____
☐	☐ Central Vacuum
☐	☐ with attachments
☐	☐ Intercoms
☐	☐ Satellite Dish
☐	☐ with controls & Remote(s)

YES	NO
☐	☒ Wall Mounted Flat Screen TV # _____
☒	☒ Wall brackets for TV # _____
☐	☐ Surround sound system & controls
☐	☐ Attached Antenna/Rotor
☐	☐ Garage Opener(s) # _____
☐	☐ with remote(s) # _____
☐	☐ Electronic/Smart Doors/Locks
☐	☒ Smart Cameras/Doorbells
☐	☐ Smart Thermostat
☐	☐ Pool Equipment
☐	☐ Pool cover
☐	☐ Hot Tub, Equipment
☐	☐ with cover
☒	☐ Sheds/Outbuildings # _____
☐	☐ Playground Equipment
☐	☐ Irrigation System
☐	☐ Backup Generator
☐	☐ Water Conditioner (owned)
☐	☐ Water Conditioner (leased)
☐	☐ Fuel Storage Tank(s) (owned)
☐	☐ Fuel Storage Tank(s) (leased)
☐	☐ Security/Monitoring Systems (owned)
☐	☐ Security/Monitoring Systems (leased)
☐	☐ Solar Equipment (owned)
☐	☐ Solar Equipment (leased)

ADDITIONAL EXCLUSIONS:
(Specify): Deck canopy, family room mirror & art

Owner

Date _____

Owner

Date _____





SELLER'S DISCLOSURE OF REAL PROPERTY CONDITION REPORT

State of Delaware

Approved by the Delaware Real Estate Commission (Effective Date: August 1, 2025)

Seller(s) Name: Carissa Bakhsh

Property Address: 722 Marian Drive, Middletown, DE 19709

Approximate Age of Building(s): 23 years **Date Purchased:** 05/2002

Chapter 25, Title 6 of the Delaware Code, requires a Seller of residential property to disclose in writing all material defects of the property that are known at the time the property is offered for sale or that are known prior to the time of final settlement. Residential property means any interest in a property or manufactured housing lot, improved by dwelling units for 1-4 families. The disclosure must be made on this Report, which has been approved by the Delaware Real Estate Commission and shall be updated as necessary for any material changes occurring in the property before final settlement. This Report shall be given to all prospective Buyers prior to the time the Buyer makes an offer to purchase. This Report, signed by Buyer and Seller, shall become a part of the Agreement of Sale. This Report is a good faith effort by the Seller to make the disclosures required by Delaware law and is not a warranty of any kind by the Seller or any Agents or Sub-Agents representing Seller or Buyer in the transfer and is not a substitute for any inspections or warranties that the Seller or Buyer may wish to obtain. The Buyer has no cause of action against the Seller or Real Estate Agent for material defects in the property disclosed to the Buyer prior to the Buyer making an offer; material defects developed after the offer was made but disclosed in an update of this Report prior to settlement, provided Seller has complied with the Agreement of Sale; or material defects which occur after settlement.

Seller shall answer the following questions based on Seller's knowledge of the property.

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			I. OCCUPANCY
			1. How do you currently use this property? As a: (☒ Primary Residence) (☐ Second/Vacation Home) (☐ Rental Property) (☐ Inherited Property) (☐ Other: _____).
			If not your Primary Residence, how long has it been since you occupied the property? _____.
	☒		2. Is the property encumbered by a (☐ rental/lease), (☐ option to purchase), or (☐ first right of refusal)? If yes, describe in XVI. Seller agrees to provide a copy of the rental/lease agreement to Buyer upon request.
		NA	3. If the property is a rental/lease, have all necessary permits and/or licenses been obtained?
		NA	4. If the property is a rental/lease, is the property subject to a rental/lease management agreement?
		NA	5. If #4 is yes, is the agreement binding upon the purchaser? If yes, describe in XVI. Seller agrees to provide a copy of the management agreement to Buyer upon request.
	☒		6. Is the property new construction?
			7. If #6 is yes, has a certificate of occupancy been issued? If yes, when? _____.
			If no, STOP USING THIS FORM and complete the Seller's Disclosure of Real Property Condition Report New Construction Only .
			8. If #6 is yes, Seller warrants that the property (☐ is) or (☐ is not) exempt from providing the Buyer with a Public Offering Statement as described in §81-401 or §81-403(b) of Chapter 81, Title 25 of the Delaware Code, The Delaware Uniform Common Interest Ownership Act. If exempt from providing the Public Offering Statement or Resale Certificate, in compliance with §317A of Chapter 3, Title 25, Seller has attached a copy of all documents in the chain of title that create any financial obligation for the buyer, and a written summary of all financial obligations created by documents in the chain of title. As evidenced by signature below, Buyer has received a copy of these documents.

Seller's Initials CB Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS AND CO-OPS
✓			9. Is the property subject to any deed restrictions? (e.g., HOA/condominium restrictions, rental restrictions, pet restrictions, fence requirements, etc.) If yes, describe in XVI.
	✓		10. Are you in violation of any deed restrictions at this time? If yes, describe in XVI.
	✓		11. Is the property subject to any agreements concerning affordable housing or workforce/inclusionary housing? If yes, describe in XVI.
	✓		12. Is the property subject to any private, public, or historic architectural review control other than building codes? If yes, describe in XVI.
	✓		13. Is the property part of a condominium or cooperative (Co-op) ownership?
	✓		14. Is there a (___ Homeowners Association), (___ Condominium Association), (___ Cooperative (Co-op)), (___ Civic Association), or (___ Maintenance Corporation)?
		NA	15. If #14 is yes, are there any (___ Fees), (___ Dues), or (___ Assessments) involved? If yes, how much? _____; Frequency of payments: (___ Monthly), (___ Quarterly), (___ Yearly), (___ Other: _____); Are they (___ Mandatory) or (___ Voluntary)?
	✓		16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much _____?
	✓		17. Are there any unpaid assessments including but not limited to deferred water and sewer charges for your property? If yes, how much? _____. If yes, describe in XVI.
	✓		18. Has there been a special assessment in the past 12 months? If yes, describe in XVI.
	✓		19. Have you received written notice of any new, proposed, or board discussed increases in fees, dues, assessments, or capital contributions? If yes, describe in XVI.
			20. Management Company Name: _____
			21. Representative Name: _____ Phone # _____
			22. Representative E-mail Address: _____
			III. TITLE / ZONING INFORMATION
	✓		23. Does the amount owed on your mortgage(s) and any other lien(s) exceed the estimated value of the property? If yes, are additional funds available from Seller for settlement? _____
			24. Is your property owned (✓ In fee simple) or (___ Leasehold/Ground Lease) or (___ Cooperative)?
		NA	25. If a Leasehold/Ground Lease, what is the current lease amount? \$ _____; Frequency of payments: (___ Weekly), (___ Monthly), (___ Quarterly), (___ Yearly), (___ Other: _____)
		NA	Note to Buyer: May be subject to change.
	✓		26. If a Leasehold/Ground Lease, when does it expire? _____
	✓		27. Are there any rights-of-way, easements, or similar matters that affect the property? If yes, describe in XVI.
	✓		28. Are there any shared maintenance agreements affecting the property? If yes, describe in XVI.
	✓		29. Are there any variance, zoning, conditional use, non-conforming use, or setback violations? If yes, describe in XVI.
		NA	30. If #29 is yes, has the variance, conditional use, or non-conforming use expired or has otherwise become non-transferable? If yes, describe in XVI.
	✓		31. Did you participate in any mortgage/closing cost assistance program that must be paid back at the time of the transfer of the property? If yes, describe in XVI.
	✓		32. Did you participate in any mortgage forbearance programs such as the CARES Act from COVID-19? If yes, describe in XVI.
			IV. ADDITIONAL INFORMATION
	✓		33. Have you received notice from any local, state, or federal agency requiring repairs, alterations, or corrections of any existing conditions? If yes, describe in XVI.
	✓		34. Is there any existing legal action affecting this property? If yes, describe in XVI.
	✓		35. Are there any violations of local, state, or federal laws or regulations relating to this property? If yes, describe in XVI.
	✓		36. Does your current real estate tax amount reflect any non-transferrable exemptions or discounts? If yes, describe in XVI.
	✓		37. Have you received formal notice from any local, state, or federal agency of any changes that may materially or adversely affect the property? e.g., threat of condemnation, noise, bright lights, odors, other nuisances, zoning changes, road changes, proposed utility changes, etc. If yes to any, describe in XVI.

Yes	No	*	
			* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
✓			38. Are all the exterior door locks in the house in working condition? If no, describe in XVI.
			39. Will keys be provided for each lock?
✓			40. During your ownership, are there now or have there been animals (pets) living in the house? If yes, what type? <u>dogs</u>
✓			41. Is there now or has there ever been a (___ Swimming pool), (✓ Hot tub), (___ Spa), or (___ Whirlpool) on the property? If yes and there are any defects, describe in XVI.
		NA	42. If there is a pool, does it conform to all local ordinances? If no, describe in XVI.
			43. What is the type of trash disposal? (___ Private), (✓ Municipal), (___ County), (___ Community) or (___ Other _____).
			44. The cost of repairing and repaving the streets adjacent to the property is paid for by: _____ The property owner(s), estimated fees: \$ _____ _____ Delaware Department of Transportation or the State of Delaware (✓) Municipal _____ Community/HOA _____ Other _____ Unknown
✓			Note to Buyer: Repairing and repaving of the streets can be very costly. (6 Delaware Code§ 2578) 45. Is off street parking available for this property? If yes, number of spaces available: <u>2</u>
			V. ENVIRONMENTAL CONCERNS
	✓		46. Are there now or have there been any underground storage tanks on the property? (___ Heating fuel), (___ Propane), (___ Septic), or (___ Other: _____). If yes, describe locations in XVI.
		NA	47. If the tank was abandoned, was it done with all necessary permits and properly abandoned?
	✓		48. Are asbestos-containing materials present? If yes, describe in XVI.
	✓		49. Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil.) If yes, describe in XVI.
	✓		50. Has the property been tested for toxic or hazardous substances? If yes, describe in XVI and provide the test results.
	✓		51. Has the property ever been tested for mold? If yes, provide the test results.
	✓		52. Has the illegal manufacture, storage, or use of methamphetamines occurred in the property? If yes, describe in XVI.
	✓		53. Is there a wastewater spray irrigation system (human or agricultural) installed on or adjacent to the property?
			VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)
	✓		54. Is there fill soil or other fill material on the property?
	✓		55. Are there sliding, settling, earth movement, upheaval, earth stability, or methane gas release problems that have occurred on the property or in the immediate neighborhood? If yes, describe in XVI.
	✓		56. Is any part of the property located in (___ a flood zone) and/or (___ a wetlands area)?
	✓		57. Are there drainage or flood problems affecting the property? If yes, describe in XVI.
	✓		58. Do you carry flood insurance? Agent: _____ Policy # _____
		NA	59. If #58 is yes, what is the annual cost of this policy? _____
	✓		60. Have you made any insurance claims on the property in the past 5 years? If yes, describe in XVI.
	✓		61. Does the property have standing water in front, rear, or side yards for more than 48 hours after raining? If yes, describe in XVI.
	✓		62. Are there encroachments or boundary line disputes affecting the property? If yes, describe in XVI?
	✓		63. Are there any ditches crossing or bordering the property? If yes, describe in XVI.
	✓		64. Are there any swales crossing the property that are under the control of a Soil and Conservation District? If yes, describe in XVI.
✓			65. Have you ever had the property surveyed?
✓			66. Are the boundaries of the property marked in any way? If yes, describe in XVI.
			VII. STRUCTURAL ITEMS
✓			67. Have you made any additions or structural changes? If yes, describe in XVI.
✓			68. If #67 is yes, was all work done with all necessary permits and approvals in compliance with building codes?
✓			69. If #68 is yes, are the permits closed?
✓			70. Is there now or has there ever been any movement, shifting, or other problems with walls or foundations? If yes, describe in XVI.

Page 3 of 10 Property Address: 722 Marian Drive, Middletown, DE 19709

Seller's Initials chl Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

22

Yes	No	*	* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
	✓		71. Has the property, or any improvements thereon, ever been damaged by (___ Fire), (___ Smoke), (___ Wind), or (___ Flood)? If yes, describe in XVI.
	✓		72. Was the structure moved to this site? (___ Double Wide), (___ Modular), (___ Other: _____)
✓			73. Is there now or has there ever been any non-plumbing water leakage in the house? If yes, describe in XVI.
✓	✓		74. Are there any problems with (✓ Exterior walls), (___ Driveways), (___ Walkways), (___ Patios), (✓ Decks), (✓ Porches) or (___ Retaining walls) on the property? If yes, describe in XVI.
✓			75. Are there any problems with (___ Interior walls), (___ Ceilings), (✓ Floors), or (✓ Windows) on the property? If yes, describe in XVI.
✓			76. Have there been any repairs or other attempts to control the cause or effect of problems described in questions 73, 74, and 75? If yes, describe in XVI.
✓			77. Is there insulation in the: (✓ Ceiling/attic), (✓ Exterior walls), (✓ Crawlspace/basement), or (___ Other: _____)
			What type(s) of insulation does your property have? <u>fiberglass</u>
			VIII. TERMITES, INSECTS, AND WILDLIFE
	✓		78. Is there now or has there ever been any infestation by termites or other wood destroying insects? If yes, describe
	✓		79. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? If yes, describe in XVI.
	✓		80. Is there now or has there ever been any damage to the property caused by (___ Termites), (___ Other wood destroying insects), or (___ Wildlife)? If yes, describe in XVI.
	✓		81. Have there ever been any termite or wood destroying insect treatments made on the property? If yes, describe in XVI.
	✓		82. Is there or has there ever been an infestation of insects? If yes, describe in XVI.
	✓		83. During your ownership, have there been any insect control inspections made on the property. If yes, describe in XVI.
	✓		84. Are you aware of any insect control treatments made on the property? If yes, describe in XVI.
	✓		85. Are there now or have there ever been any bat colonies present on the property? If yes, describe in XVI.
	✓		86. Is your property currently under warranty, or other coverage, by a professional pest control company? If yes, name of exterminating company: _____
			IX. BASEMENT AND CRAWL SPACES
✓			87. Does the property have a sump pump? If yes, where does it drain? <u>backyard</u>
✓			88. Is there now or has there ever been any water leakage, accumulation, or dampness within the basement, crawlspace, or other interior areas of the structure? If yes, describe in XVI.
✓			89. Have there been any repairs or other attempts to control any water or dampness problem in the basement, crawlspace, or other interior areas of the structure? If yes, describe in XVI.
	✓		90. Are there any cracks or bulges in the floors or foundation walls? If yes, describe in XVI.
			X. ROOF
			91. Date last roof surface installed: <u>2002</u> . If all roof surfaces not the same age, explain in XVI.
			92. How many layers of roof material are there (e.g., new shingles over old shingles)? _____
✓			93. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI.
			94. If under warranty, is warranty transferable?
			95. Where do your gutters drain? (✓ Surface), (___ Drywell), (___ Storm Sewers), (___ Other: _____)
			XI. PLUMBING-RELATED ITEMS
			96. What is the drinking water source? (✓ Municipal), (___ County), (___ Public Utility), (___ Private Well), (___ Other: _____)
			97. If drinking water is supplied by public utility, name of utility: <u>Town of Middletown</u>
	✓		98. Is there a water treatment system? If yes, (___ Leased) or (___ Owned)?
		NA	99. If water source is a well, when was it installed? _____ Location of well? _____ Depth of well? _____. If more than one well, describe in XVI.

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			100. What type of plumbing is used for the Water Supply? (☐ Copper), (☐ Lead), (☐ Cast Iron), (☐ PVC), (☒ PEX), (☐ Polybutylene), (☐ Galvanized), (☐ Other/Unknown: _____)
			101. What type of plumbing is used for Drainage? (☐ Copper), (☐ Lead), (☐ Cast Iron), (☒ PVC), (☐ Galvanized), (☐ Other/Unknown: _____)
			102. Age of Water Heater? <u>10 yrs.</u> Water heater type: (☒ Tank), (☐ Tankless), (☐ Other: _____)
			103. Water Heater Fuel: (☒ Electric), (☐ Oil), (☐ Propane Gas), (☐ Natural Gas) or (☐ Other: _____)
☒	☒		104. Are there now or have there ever been any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related items? If yes, describe in XVI.
☒			105. Are there any additions and/or upgrades to the original service? If yes, describe in XVI.
☒			106. If #105 is yes, was the work done by a licensed contractor?
☒			107. If #105 is yes, were the required permits obtained?
☒			108. If #107 is yes, are the permits closed?
		NA	109. If your drinking water is from a well, when was your water last tested and what were the results of the test? Tested on: _____ Results: _____
			110. What is the type of sewage system? (☒ Public Sewer), (☐ Community Sewer), (☐ Septic System), (☐ Cesspool), (☐ Other: _____)
		NA	111. If a septic system, type: (☐ Gravity Fed), (☐ Capping Fill), (☐ LPP), (☐ Mound), (☐ Holding Tank), (☐ Other: _____)
		NA	112. If a septic system, when was it last pumped? _____
		NA	113. If a septic system, has it been inspected by a Class H inspector within the last 36 months, as required by DNREC regulations? If yes, describe in XVI and provide the test results.
		NA	114. If a septic system, how many bedrooms is the septic permitted to service? _____
	☒		115. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI.
		NA	116. If #115 is yes, were they abandoned with all necessary permits and properly abandoned?
			XII. HEATING AND AIR CONDITIONING
			117. How many heating and/or air conditioning systems are on the property? <u>1</u> . If more than 2, explain in XVI.
			118. Type of heating system for system #1 (☒ Forced air), (☐ Heat pump), (☐ Mini-Split), (☐ Baseboard), (☐ Radiator), (☐ Other: _____) Type of heating system for system #2 (☒ Forced air), (☐ Heat pump), (☐ Mini-Split), (☐ Baseboard), (☐ Radiator), (☐ Other: _____)
			119. Type of heating fuel for system #1 (☐ Oil), (☐ Propane Gas), (☒ Natural Gas), (☐ Electric), (☐ Solar), (☐ Other: _____) Type of heating fuel for system #2 (☐ Oil), (☐ Propane Gas), (☐ Natural Gas), (☐ Electric), (☐ Solar), (☐ Other: _____)
			120. Fuel provider for: Heating system #1 <u>Chesapeake Utilities</u> Heating System #2: _____
			121. Age of furnace #1: <u>8 years</u> Date of last service: <u>2024</u> Age of furnace #2: _____ Date of last service: _____
	☒		122. Are there any contractual obligations affecting the fuel supply, tanks, or system(s)? If yes, describe in XVI.
			123. Type of air conditioning for system #1 (☒ Central), (☐ Window Units), (☐ Mini-Split), (☐ Other: _____) Type of air conditioning for system #2 (☐ Central), (☐ Window Units), (☐ Mini-Split), (☐ Other: _____)
	☒		124. Are there any contractual obligations affecting the heating/air conditioning system(s)? If yes, describe in XVI.
			125. Age of air conditioning system #1: <u>8 years</u> Date of last service: <u>2024</u> Age of air conditioning system #2: _____ Date of last service: _____
☒			126. Have there been any additions and/or upgrades to the original heating or air conditioning? If yes, describe in XVI.
☒			127. If #126 is yes, was the work done by a licensed contractor?
☒			128. If #126 is yes, were the required permits obtained?

XV. MAJOR APPLIANCES AND OTHER ITEMS

Are the following items in working order? Note: The Agreement of Sale will specify and govern what is included or excluded. If an item does not exist, leave the yes/no fields blank.

YES	NO	YES	NO	YES	NO
☒	☐ Range with oven	☒	☐ Draperies/Curtains	☒	☐ Wall Mounted Flat Screen TV # _____
☒	☐ Range Hood-exhaust fan	☒	☐ Drapery/Curtain rods	☒	☐ Wall brackets for TV # _____
☐	☐ Cooktop-stand alone	☒	☐ Shades/Blinds	☐	☐ Surround sound system & controls
☐	☐ Wall Oven(s) # _____	☐	☐ Cornices/Valances	☐	☐ Attached Antenna/Rotor
☒	☐ Kitchen Refrigerator	☐	☐ Furnace Humidifier	☐	☐ Garage Opener(s) # _____
☒	☐ with icemaker	☒	☐ Smoke Detectors	☐	☐ with remote(s) # _____
☐	☐ Refrigerator(s)-additional # _____	☒	☐ Carbon Monoxide Detectors	☐	☐ Electronic/Smart Door Locks
☐	☐ Freezer-free standing	☐	☐ Wood Stove	☒	☐ Smart Cameras/Doorbells
☐	☐ Ice Maker-free standing	☐	☐ Fireplace Equipment	☐	☐ Smart Thermostat
☒	☐ Dishwasher	☐	☐ Fireplace Screen/Doors	☐	☐ Pool Equipment
☒	☐ Disposal	☐	☐ Electronic Air Filter	☐	☐ Pool cover
☒	☐ Microwave	☐	☐ Window A/C Units # _____	☐	☐ Hot Tub, Equipment
☒	☐ Washer	☐	☐ Attic fan	☐	☐ with cover
☒	☐ Dryer	☐	☐ Whole house fan	☒	☐ Sheds/Outbuildings # <u>1</u>
☐	☐ Trash Compactor	☒	☐ Bathroom Vents/Fans	☐	☐ Playground Equipment
☐	☐ Water Filter	☐	☐ Window Fan(s) # _____	☐	☐ Irrigation System
☒	☐ Water Heater	☒	☐ Ceiling Fan(s) # <u>1</u>	☐	☐ Backup Generator
☒	☐ Sump Pump	☐	☐ Central Vacuum	☐	☐ Water Conditioner (owned)
☐	☐ Storm Windows/Doors	☐	☐ with attachments	☐	☐ Water Conditioner (leased)
☐	☐ Screens (if present)	☐	☐ Intercoms	☐	☐ Fuel Storage Tank(s) (owned)
		☐	☐ Satellite Dish	☐	☐ Fuel Storage Tank(s) (leased)
		☐	☐ with controls & remote(s)	☐	☐ Security/Monitoring Systems (owned)
				☐	☐ Security/Monitoring Systems (leased)
				☐	☐ Solar Equipment (owned)
				☐	☐ Solar Equipment (leased)

Page 7 of 10 Property Address: 722 Marian Drive, Middletown, DE 19709

Seller's Initials Cbl Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

XVI. ADDITIONAL INFORMATION

If you were directed to this section to clarify an answer, or if you indicated there is a problem with any of the items in sections I through XV, provide an explanation of your recollection using common language. Attach additional sheets if needed.

Question Number	Additional Information
9	Within Town of Middletown city limits & NCC deed restrictions
27	NO easement - front & back access from street
41	Inflatable hot tub removed - level pad remains
66	Property corners marked with iron pins set by Surveyor
67	Finished basement, Bilco door installed, bathroom installed - permits on file
70	Natural settling immediately after construction - none since
73	Basement door leak - french drain corrected, carpet replaced
88	french drain dug under Bilco door
89	Flooring replaced
75	Peeling observed on wood from normal wear & tear
93	Minor leak found in roof - Repairs made by licensed roofing contractor
74	deck & porch - loose boards observed & fence (see below)
105	Added bathroom sink, toilet, & upflush system in basement
	New sink powder room, new tub/shower bathroom 2
126	HVAC replaced 2017
	some windows & back slider have blown seal
74	neighbor's tree damaged siding, fixed by licensed contractor & tree removed by professional tree company.
104	Dishwasher leak damaged cabinet under sink - dishwasher replaced

Are there additional problem, clarification, or document sheets attached? ☐ No ☐ Yes.
Number of Sheets Attached _____.

ADDITIONAL NOTICES TO BUYERS

Government websites containing helpful information include: Office of State Planning Coordination <https://www.stateplanning.delaware.gov/>, Delaware Department of Natural Resources and Environmental Control <https://dnrec.alpha.delaware.gov/>, Delaware Division of Public Health www.dhss.delaware.gov/dhss/dph, Delaware State Police Sex Offender Registry <https://sexoffender.dsp.delaware.gov>, Federal Community Flood Maps <https://msc.fema.gov/portal/home>, and other agencies listed on www.delaware.gov.

All properties are part of larger surrounding areas. Buyers are advised to research Federal, State, and local governmental agencies' websites to become familiar with future anticipated development, global changes, climate changes, tax assessments, and other similar things that may affect the property in the future.

Square Footage: There are different methods of measuring used for different purposes. Acreage of the land and square footage of the buildings quoted on the real estate tax information, marketing materials, advertisements, brochures, MLS data, or appraisal, is only approximate, is not guaranteed, and should not be relied upon.

Tax System Data: Property data, square footage, characteristics, and building permit information in government real estate tax systems may not be accurate and should not be relied upon by sellers and buyers. It can be very difficult to research building permit information.

Additional information for specific sections is listed below:

II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS AND CO-OPS

- Deed restrictions are provisions in a deed or declaration that limit the use of the property. With some exceptions, restrictions cannot be removed by the owner.
- If the property is within an "association", request further information to learn of the covenants and restrictions that the property is subject to.
- More information may be found from Delaware's Common Interest Community Ombudsperson. Learn more at <https://attorneygeneral.delaware.gov/fraud/cpu/ombudsperson/>.

IV. ADDITIONAL INFORMATION

- Check HOA/local requirements concerning responsibility for sidewalk installation, replacement, repair, and snow removal.
- Delaware requires each county to reassess the value of real property on a regular basis. Learn more from the county tax office where the property is located.

VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)

- **Flood Zone:** Public and/or private flood insurance options exist for most properties even if property is not in a high-risk flood zone. Inquire about options with a qualified insurance agent. More information may be found at the Delaware Department of Insurance.
- **Flood Risk:** Due to location and elevation, particularly with river and coastal communities, the property and surrounding areas may experience flooding from rising sea levels and stronger storms, both now and in the future. Learn more at <https://floodplanning.dnrec.delaware.gov/>. In addition to state regulations, local municipalities may have additional floodplain management rules for property improvements. Contact the local municipality directly to find out about any specific requirements.
- **Wetlands Area:** There are both tidal and non-tidal wetlands. The property may be subject to additional governmental oversight. Inquire further through programs like Delaware Wetlands of the Delaware Department of Natural Resources and Environmental Control.

XI. PLUMBING-RELATED ITEMS

- Learn more about private well and public water testing from the Delaware Division of Public Health's Office of Drinking Water.

Page 9 of 10 Property Address: 722 Marian Drive, Middletown, DE 19709

Seller's Initials <u>Chl</u>	Seller's Initials _____	Buyer's Initials _____	Buyer's Initials _____
Seller's Initials _____	Seller's Initials _____	Buyer's Initials _____	Buyer's Initials _____

ACKNOWLEDGMENT OF SELLER

Seller has provided the information contained in this report. This information is, to the best of Seller's knowledge, and belief, complete, true, and accurate. Seller has no knowledge, information, or other reason to believe that any defects or problems with the property have been disclosed to, or discussed with, any Real Estate Agent or Broker involved in the sale of this property, other than those set forth in this report. Seller does hereby indemnify and hold harmless any Real Estate Agent involved in the sale of this property from any liability incurred as a result of any third-party reliance on the disclosures contained herein, or on any subsequent amendment hereto. Seller's Broker and/or Cooperating Broker, if any, is/are hereby authorized to furnish this report to any prospective Buyer. This is a legally binding document. If not understood, an attorney should be consulted.

SELLER Carissa Bakshidehman Date 11-9-25 SELLER _____ Date _____

SELLER _____ Date _____ SELLER _____ Date _____

Date the contents of this Report were last updated: 11-9-2025

ACKNOWLEDGMENT OF BUYER

Buyer is relying upon the above report, and statements within the Agreement of Sale, as the representation of the condition of the property, and is not relying upon any other information about the property. Buyer has carefully inspected the property and Buyer acknowledges that Agents are not experts at detecting or repairing physical defects in property. Buyer acknowledges Seller has completed this form based upon their knowledge of the property. Buyer understands there may be areas of the property of which Seller has no knowledge and this report does not encompass those areas. Unless stated otherwise in my contract with Seller, the property is real estate being sold in its present condition, without warranties or guarantees of any kind by Seller or any Agent. Buyer has received and read a signed copy of this report. Buyer may negotiate in the Agreement of Sale for other professional advice and/or inspections of the property. Buyer understands there may be projects either planned or being undertaken by the State, County, or Local Municipality which may affect this property of which the Seller has no knowledge. Buyer further understands that it is Buyer's responsibility to contact the appropriate agencies to determine whether any such projects are planned or underway. If Buyer does not understand the impact of such project(s) on the property being purchased, Buyer should consult with an Attorney. Buyer understands that before signing an Agreement of Sale, Buyer may review the applicable Master Plan or Comprehensive Land Use Plan for the County and/or appropriate City or Town Plans showing planned land uses, zoning, roads, highways, locations, and nature of current or proposed parks and other public facilities. This is a legally binding document. If not understood, an attorney should be consulted.

BUYER _____ Date _____ BUYER _____ Date _____

BUYER _____ Date _____ BUYER _____ Date _____

INCLUSIONS/EXCLUSIONS ADDENDUM TO EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT



Property Address: 722 Marian Drive, Middletown, DE 19709

Owner(s): Carissa Bakhsh

Owner intends for the items marked below to be included / excluded in the sale of the property unless otherwise negotiated. If neither column is checked, item shall be considered excluded:

YES	NO	YES	NO	YES	NO
☒	☐ Range with oven	☐	☒ Draperies/Curtains	☐	☒ Wall Mounted Flat Screen TV # _____
☒	☐ Range Hood-exhaust fan	☒	☐ Drapery/Curtain rods	☒	☒ Wall brackets for TV # _____
☐	☐ Cooktop-stand alone	☒	☐ Shades/Blinds	☐	☐ Surround sound system & controls
☐	☐ Wall Oven(s) # _____	☐	☐ Cornices/Valances	☐	☐ Attached Antenna/Rotor
☒	☐ Kitchen Refrigerator	☐	☐ Furnace Humidifier	☐	☐ Garage Opener(s) # _____
☒	☐ with icemaker	☒	☐ Smoke Detectors	☐	☐ with remote(s) # _____
☐	☐ Refrigerator(s)-additional # _____	☒	☐ Carbon Monoxide Detectors	☐	☐ Electronic/Smart Doors/Locks
☐	☐ Freezer -free standing	☐	☐ Wood Stove	☒	☒ Smart Cameras/Doorbells
☐	☐ Ice Maker-free standing	☐	☐ Fireplace Equipment	☐	☐ Smart Thermostat
☒	☐ Dishwasher	☐	☐ Fireplace Screen/Doors	☐	☐ Pool Equipment
☒	☐ Disposal	☐	☐ Electronic Air Filter	☐	☐ Pool cover
☐	☒ Microwave	☐	☐ Window A/C Units # _____	☐	☐ Hot Tub, Equipment
☐	☐ Washer	☐	☐ Attic fan	☐	☐ with cover
☐	☐ Dryer	☐	☐ Whole house fan	☒	☐ Sheds/Outbuildings # _____
☐	☐ Trash Compactor	☒	☐ Bathroom Vents/Fans	☐	☐ Playground Equipment
☐	☐ Water Filter	☐	☐ Window Fan(s) # _____	☐	☐ Irrigation System
☒	☐ Water Heater	☒	☐ Ceiling Fan(s) # _____	☐	☐ Backup Generator
☒	☐ Sump Pump	☐	☐ Central Vacuum	☐	☐ Water Conditioner (owned)
☐	☐ Storm Doors	☐	☐ with attachments	☐	☐ Water Conditioner (leased)
☒	☐ Screens (where present)	☐	☐ Intercoms	☐	☐ Fuel Storage Tank(s) (owned)
		☐	☐ Satellite Dish	☐	☐ Fuel Storage Tank(s) (leased)
		☐	☐ with controls & Remote(s)	☐	☐ Security/Monitoring Systems (owned)
				☐	☐ Security/Monitoring Systems (leased)
				☐	☐ Solar Equipment (owned)
				☐	☐ Solar Equipment (leased)

ADDITIONAL INCLUSIONS:

(Specify): Wall bracket for main bedroom TV

ADDITIONAL EXCLUSIONS:

(Specify): Deck canopy, family room mirror & art

Carissa Bakhsh 11-9-25
Owner Date

Owner Date

This addendum is for the sole purpose of assisting an agent in preparing an offer and is not to be part of the Agreement of Sale for Delaware Residential Property.



Property: 722 Marian Drive, Middletown, DE 19709

Seller's Name:

Cbl
(Check one of the boxes to the right and initial here)

☐ 1. was constructed prior to January 1, 1978

☒ 2. was constructed after January 1, 1978

☐ 3. uncertain as to when constructed

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing. (explain)

☐ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. (list documents below):

Agent _____
Date _____



RADON DISCLOSURE

Required by Chapter 25, Title 6, Section 2572A of the
Delaware Code

Property Address: 722 Marian Drive, Middletown, DE 19709

Seller's Disclosure

Delaware law requires that the seller of any interest in residential real property that includes a dwelling must provide the buyer with any information about any known radon. Sellers also must disclose any tests or inspections for radon in the seller's possession.

The seller(s) must answer the following questions and provide the required information:

1. Are you aware of the presence of radon in the property identified above?
☐ Yes ☒ No
2. Are you aware of any radon tests or inspections that have been performed on the property identified above?
☐ Yes ☒ No
3. If you responded "yes" to Question 2 above, have you provided the buyer(s) with copies of all radon tests and/or inspection reports in your possession? ☐ Yes ☐ No
4. Identify each report referred to in Question 3, including the date of each report:

By signing this form, the seller(s) acknowledge(s) the following:

I/we have been informed of my/our obligation and am/are aware of my/our responsibility to comply with Delaware law regarding radon disclosure, as provided in Title 6, Chapter 25, Section 2572A of the Delaware Code.

Causabakhsh Rahman 11-9-25
Seller _____ Date _____ Seller _____ Date _____

Buyer's Acknowledgement

Delaware law requires that every buyer of any interest in residential real property that includes a dwelling must be notified that the property may present the potential for exposure to radon.

By signing this form, the buyer(s) acknowledge(s) the following:

1. I/we have received the *Radon Rights, Risks and Remedy for Home Buyer* document, which describes the potential hazards of exposure to radon, testing for radon and remediation.
2. I/we have the option to have the property identified above tested for radon.
3. I/we have received copies of all radon tests and/or inspection reports identified in Item 4 of the Seller's Disclosure above.

Buyer _____ Date _____ Buyer _____ Date _____