

## Cul-de-Sac Location w/4+ acres



\$ 750,000



14 Larchmont Court, Hockessin, DE 19707

- » Beds: 4 | Baths: 3 Full, 1 Half
- » MLS #: DENC2010010
- » Single Family | 3,125 ft<sup>2</sup> | Lot: 4.22 acres
- » Potential subdivision of a 2 acre parcel that percs for a 4 bedroom house
- » End of Cul-De-Sac Location in desirable Hockessin
- » More Info: 14LarchmontCourt.com

### MORE INFO

Send a Text to:  
888-866-9492

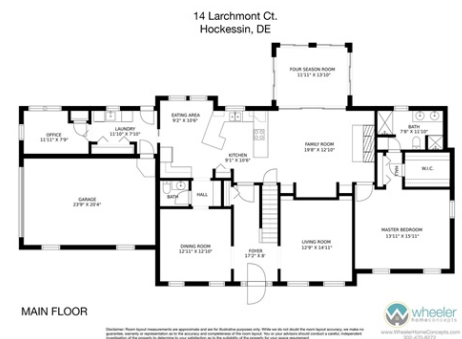
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### Remarks

This property is a nature lover's dream. Charming cape cod nestled in the hills of Hockessin/Yorklyn. This is a very special property. The lot is 4 acres. The new owner would have the opportunity to expand and create further gardens of interest - OR- the lot could be subdivided for a viable building site. A preliminary site evaluation indicates that a septic system could be installed. Subdivision would be at Buyer's expense. The house would still be private with extensive gardens and mature plantings. The house is a center hall cape. Formal living room and formal dining are on either side of the hall. The kitchen, breakfast area and family room are aligned along the back of the house. Views of the gardens and impressive trees are seen from every window. A brick fireplace (wood burning) is the focus of the family room. A mudroom/laundry room has access to the attached garage and there is a door to the deck. A working office space with windows is just beyond the laundry room. The home offers several pleasant surprises - off the family room is a sunroom that again overlooks all the natural

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