The waterfront guide



What the available material shows

A Broad Bay setting with a private pier and lift facilities, a pool, terraces and a landscaped waterfront environment. Listing descriptions and photographs establish the advertised offering. They are not a hydrographic survey, permit opinion, structural inspection or guarantee that a particular vessel will fit.

Tell the team what you need

Provide vessel length, beam, loaded draft, air draft, approximate displacement and intended use. Ask for a current depth measurement tied to a stated tidal datum, a route assessment, lift make/model and rated capacity, power and water arrangements, current permit records and a recent marine-structure inspection.

Sources: S01 · Property assessment record GPIN 24092307030000; S02 · 1680 Godfrey Lane MLS 10625040

Evaluate access and ownership

Parcel risk and the building are different questions

The research identified multiple flood-zone designations associated with the parcel, including VE, AE and X. That does not determine the building-specific insurance requirement or finished-floor elevation. Obtain a current elevation certificate, flood determination and insurance quote for the actual structures and use.

Shoreline, approvals and environmental records

The dossier records Chesapeake Bay Preservation Area review and restoration history. Obtain the approvals, approved plans, inspection results and written closeout or compliance status. Confirm rights to the pier, shoreline work and any equipment separately. Historical approval does not prove that every current condition complies.

Approach and maintenance

The research identifies a private-lane and easement context. A title professional and surveyor should clarify recorded access, maintenance obligations, shared rights and limits on alteration. Ask for marine and pool maintenance logs, insurance claims, warranties, service contracts and replacement-cost quotations. No complete expense ledger was available publicly.

A useful viewing

Arrange a daylight visit, walk the route from the home to the pier, review the equipment labels and plan a tide-specific marine inspection if boating is central to the purchase. A waterfront feature should be evaluated against your intended vessel and the ownership documents.

For supporting records, request the complete public-record dossier from Tony DiSilvestro, tonydtalks@gmail.com. This guide identifies questions; it is not an engineering or title conclusion.

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