

# \$440,000 - 38516 Blue Hen Dr, Selbyville

MLS® #DESU2035682

---

## \$440,000

3 Bedroom, 2.00 Bathroom, 1,593 sqft  
Single Family on 0 Acres

LIGHTHOUSE CROSSING, Selbyville, DE

Welcome to Lighthouse Crossing, a premier destination for those in search of a well-established community in the serene town of Selbyville, Delaware. Nestled just off the charming Lighthouse Road, this neighborhood encompasses 104 beautiful homes and offers a picturesque setting that will enchant you from the moment you arrive.

One of the standout properties in Lighthouse Crossing is an exquisite home built in 2020, boasting three spacious bedrooms and two elegant bathrooms. Set gracefully alongside one of the community's five tranquil ponds, this residence provides a captivating view that will leave you in awe. The Dirickson model's open floor plan is perfectly designed for hosting and entertaining guests, while the abundance of natural light creates an inviting atmosphere throughout. Step onto the expansive deck or retreat to the spacious screened-in porch, both of which overlook the peaceful pond, offering a serene sanctuary to unwind and savor the surrounding beauty. This home also features modern amenities, such as a conditioned crawl space, on-demand natural gas endless hot water, and central air conditioning with natural gas heat, ensuring your comfort all year round.

Conveniently located mere minutes away from the stunning beaches of Fenwick Island, Delaware, and Ocean City, Maryland, Lighthouse Crossing allows you to embrace the coastal lifestyle with ease. Additionally, its



proximity to Rt. 113 enables seamless travel both north and south, providing convenient access to nearby towns and attractions. When it comes to dining and entertainment, indulge in a plethora of options at The Lobster Shanty, Crab Cake Factory Bayside, or YellowFin's Bar & Grill, all within close reach. The particular home we are highlighting is positioned on a generous corner lot, affording panoramic views of an expansive pond adorned with a charming fountain. Spend your leisure time on the porch, immersing yourself in the sights and sounds of southern Delaware's diverse wildlife, creating lasting memories in the process.

With its large garage, storage concerns will become a thing of the past, as you'll have ample space for all your belongings and more. Additionally, residents of Lighthouse Crossing are privileged to enjoy the outdoor pool and bathhouse, which are included in the low homeowner association (HOA) fee, providing refreshing relaxation and recreation right within the community.

In conclusion, Lighthouse Crossing offers an exceptional living experience, seamlessly combining the allure of natural beauty, a convenient location, and desirable community amenities. Don't let this opportunity slip away—seize the chance to make this captivating home your own and embark on a remarkable chapter of your life.

Built in 2020

### **Essential Information**

MLS® #	DESU2035682
Price	\$440,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,593
Acres	0.38
Year Built	2020
Type	Single Family
Sub-Type	Detached
Style	Coastal
Status	Closed

### **Community Information**

Address	38516 Blue Hen Dr
Area	Baltimore Hundred (31001)
Subdivision	LIGHTHOUSE CROSSING
City	Selbyville
County	SUSSEX-DE
State	DE
Zip Code	19975
Sussex Delaware Quadrant	Between Rt 1 & 113

### **Amenities**

Utilities	Cable TV, Electric Available, Natural Gas Available, Sewer Available
Parking	Concrete Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener, Inside Access
Has Pool	Yes

### **Interior**

Heating	Forced Air, Heat Pump - Gas BackUp
Cooling	Heat Pump(s), Central A/C, Dehumidifier
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors, Gas/Propane, Mantel(s)
# of Stories	1
Stories	1 Story

### **Exterior**

Exterior	Frame, Vinyl Siding
Roof	Asphalt, Architectural Shingle
Foundation	Crawl Space, Concrete Perimeter, Slab

## School Information

District	INDIAN RIVER
Elementary	SHOWELL
Middle	SELBYVILLE
High	INDIAN RIVER

## Additional Information

Date Listed	February 17th, 2023
Days on Market	208
Zoning	RESIDENTIAL
HOA Fees	437.50
HOA Fees Freq.	Semi-Annually

## Listing Details

Listing Office	RE/MAX Advantage Realty
----------------	-------------------------

©2024 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Long & Foster Bethany Beach participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Long & Foster Bethany Beach are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on August 24th, 2024 at 1:15pm EDT