

\$879,044 - 19238 American Holly Rd #82, Rehoboth Beach

MLS® #DESU2036242

\$879,044

3 Bedroom, 2.50 Bathroom, 3,430 sqft
Condo/Townhome on 0 Acres

ARBOR-LYN, Rehoboth Beach, DE

Arbor-Lyn is a local's dream: Perfectly placed just minutes away from all that Rehoboth and Lewes have to offer. Travel like a local and enjoy easy access to local restaurants, grocery stores and shopping without ever going on any major roads. This low-maintenance community includes an option for a basement for every home on every lot, and a wide variety of new home floor plans to choose from, extensively personalized to fit you and your family's needs. This will truly be a unique living experience for all that are looking forward to taking advantage of being just tucked away off the beaten path of America's favorite beach. To Be Built. The Heather a 3-bedroom, 2 bath ranch home starting at 1,582 heated sqft. This home has everything on the first floor, including an open great room, kitchen/dining area and 2 W.I.C in the Owners suite. Add a second-floor loft or bonus room with additional bedrooms or finished basement for family and guests. Additional options available including a screened porch, sunroom, and outdoor entertaining area. At Arbor Lyn, location truly is everything! Shopping, bars, restaurants, and everything in between less than 1 mile away and Rehoboth Beach just 4 miles from toes in the sand, Arbor Lyn will provide a great atmosphere for both full time residents and those looking for a beach home. Current Incentives: \$20,000 off Base Price(Including Platinum Package), Seller pays 1/2 of Delaware transfer tax at settlement. On-site sales people represent the seller only.



Built in 2024

Essential Information

MLS® #	DESU2036242
Price	\$879,044
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,430
Acres	0.00
Year Built	2024
Type	Condo/Townhome
Sub-Type	Condo, Detached
Style	Coastal
Status	Closed

Community Information

Address	19238 American Holly Rd #82
Area	Lewes Rehoboth Hundred (31009)
Subdivision	ARBOR-LYN
City	Rehoboth Beach
County	SUSSEX-DE
State	DE
Zip Code	19971
Sussex Delaware Quadrant	Between Rt 1 & 113

Amenities

Amenities	Crown Molding, Entry Lvl BR, Master Bath(s), Pantry, Recessed Lighting, Tub Shower, Walk-in Closet(s), Wood Floors, Carpet, Soaking Tub
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener, Inside Access
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Cooktop, Disposal, Exhaust Fan,

	Icemaker, Oven-Wall, Refrigerator, Water Heater - Tankless
Heating	Central
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors, Gas/Propane, Mantel(s)
# of Stories	2
Stories	2 Story
Has Basement	Yes
Basement	Daylight, Partial, Fully Finished, Interior Access, Heated, Sump Pump

Exterior

Exterior	Vinyl Siding
Exterior Features	Exterior Lighting, Lawn Sprinkler, Street Lights
Foundation	Block

School Information

District	CAPE HENLOPEN
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Additional Information

Date Listed	February 15th, 2023
Days on Market	1
Zoning	RESIDENTIAL

Listing Details

Listing Office	McWilliams/Ballard, Inc.
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Listing information last updated on July 27th, 2024 at 6:30pm EDT