

\$685,000 - 31771 Skimmer Rd, Ocean View

MLS® #DESU2040160

\$685,000

4 Bedroom, 3.00 Bathroom, 2,750 sqft
Single Family on 0 Acres

BAY FOREST CLUB, Ocean View, DE

Welcome to this Ryan Homes' FURNISHED (beautifully painted throughout) 4 BD/3 BA Springbrook backing to woods in Award-Winning Bay Forest. Foyer's shining wood floors flow into Great Room, Kitchen, Breakfast Room & hallway. Dining Room at right (or study) features crown molding, chair rails, a chandelier, shades & valences. At left: two Guest BDs & full Guest BA. Front BD includes vaulted ceiling, W2W carpet & one of 7 ceiling fans. Second BD also features W2W carpet & a ceiling fan. Great Room w/ ceiling fan boasts stone (natural gas) Fireplace w/ screen, stone mantel & stone hearth. Light floods the Great Room from 6 windows & transom windows on two sides. Great Room looks into Kitchen, Breakfast Room/Sun Room and out to large Screened Porch. Kitchen features upgraded cabinets, granite counters & stainless steel microwave, gas cooktop, fridge w/ icemaker, double wall ovens, two pantries & a Breakfast Bar. Extended Breakfast Area/Sunroom features ceiling fan, 5 windows, transoms & 2 skylights. Proceeding to the Primary BD Suite, you'll find another ceiling fan set into a tray ceiling w/ custom lighting, W2W carpet, 2 walk-in closets & a spacious Primary BA w/ double basin vanity. Just outside the Primary BD, there's a Laundry Room. Upstairs, you'll find the home's fourth BD, a full BA and a large Bonus Room served by legacy 2nd Zone HVAC w/ Thermostat & 2 auxiliary HVAC units (Sellers sometimes had 9+ family staying upstairs during hot summer



visits). The large Screened Porch boasts plenty of entertainment space, including a teak table serving 6 and two separate sitting areas plus another ceiling fan. Behind the Screened Porch, a landscaped patio features another table & 4 chairs plus a BBQ grill. Beautiful lawns enjoy sun and shade from the adjacent woods and deer may come to visit! The home's irrigation system & well keep the lawn lush from spring through fall. There's also an outdoor shower w/ Dressing Area. This is a very special Springbrook, built to match a former Bay Forest Springbrook Model home... don't wait too long to see it! But that is just the beginning! Don't forget all that Bay Forest delivers! Having been named a Platinum Award Winning #1 Best in American Living Community in 2019 by the National Association of Homebuilders, Bay Forest and its extraordinary amenities are all but unmatched in Sussex County at this price point. Those amenities include: a clubhouse w/ lounge filled w/ tables, chairs, a fireplace & cable TV, a grille, a game room and Women's & Men's lockers opening onto 3 pools (including a lazy river). There are 4 tennis (or pickleball) courts & a tennis pavilion, outdoor basketball nets, children's play areas, a putting green, bocce lawns (newly upgraded in 2023), horseshoe pits, a volley ball lawn & a fire pit. Bay Forest's Recreation 'Barn' accommodates a basketball court or 3 indoor pickle ball courts year-round or as many as 450 Bay Forest homeowners & guests for New Year's & similar celebrations. The Rec Barn opens onto a Great Lawn, two new pools w/ expansive decks for guests, a grille/snack bar, and an exercise facility that includes a dance/yoga studio w/ resilient flooring. Don't forget the Beautiful Community Herb Garden w/ a large Potting Shed - the Herb Garden Committee welcomes community participation in planting & enjoyment of this special space. Our Kayak Launch sports a long pier w/ expansive views

of the Indian River Bay & Indian River Bridge and plenty of kayak storage space (for rent). There's a Summer Season Beach Shuttle (5 days/week). Our Shearwater Drive Bridge (crossing Collins Creek to our new Rec Barn, Pools & Exercise Facility) unites Bay Forest's two sections while offering extraordinary views of the salt marsh it crosses and Indian River Bay beyond. 15+ miles of sidewalks. 5 Miles Bethany Beach. 2 YEAR HOME WARRANTY FOR ADDED PEACE OF MIND: A \$1,200 VALUE! There's no place like Bay Forest... When you own here, you'll see why!

Built in 2007

Essential Information

MLS® #	DESU2040160
Price	\$685,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,750
Acres	0.20
Year Built	2007
Type	Single Family
Sub-Type	Detached
Style	Coastal, Contemporary
Status	Closed

Community Information

Address	31771 Skimmer Rd
Area	Baltimore Hundred (31001)
Subdivision	BAY FOREST CLUB
City	Ocean View
County	SUSSEX-DE
State	DE
Zip Code	19970
Sussex Delaware Quadrant Between Rt 1 & 113	

Amenities

Amenities	Attic, Carpet, CeilingFan(s), Crown Molding, Entry Lvl BR, Master Bath(s), Recessed Lighting, Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors, Skylight(s), Chair Railing
Utilities	Cable TV Available, Electric Available, Natural Gas Available, Phone Available, Sewer Available, Under Ground, Water Available
Parking	Asphalt Driveway, Paved Parking
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener
View	Garden/Lawn, Trees/Woods, Street
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Dryer - Electric, Dryer-front loading, Energy Star Appliances, Oven-Double, Oven-Self Cleaning, Oven-Wall, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Washer, Water Heater
Heating	Central, Forced Air, Programmable Thermostat, Zoned
Cooling	Central A/C, Ceiling Fan(s), Programmable Thermostat, Zoned, Whole House Fan
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Mantel(s), Screen, Stone
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame, Vinyl Siding
Exterior Features	Exterior Lighting, Flood Lights, Outside Shower, Sidewalks, Street Lights, Udrgrd Lwn Sprnklr, Porch(es), Roof Deck, Porch-screened, Patio
Lot Description	Backs to Trees, Front Yard, Rear Yard, SideYard(s)
Windows	Energy Efficient, Palladian, Screens, Transom, Skylights
Roof	Architectural Shingle, Asphalt
Foundation	Crawl Space, Permanent, Concrete Perimeter

School Information

District	INDIAN RIVER
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Additional Information

Date Listed	April 24th, 2023
Days on Market	201
Zoning	MR
HOA Fees	304.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office Long & Foster Real Estate, Inc.

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