

# \$1,207,594 - 22307 Flatbush Drive, Lewes

MLS® #DESU2042024

## \$1,207,594

6 Bedroom, 6.00 Bathroom, 6,151 sqft  
Single Family on 0 Acres

WELCHES POND, Lewes, DE

To be built. The Chesapeake is a 4 bedroom, 3 bathroom single family home starting at 3,383 heated square feet. This floor plan offers a first floor owner's suite with numerous options including additional bedrooms and bathrooms, living area extensions, finished basements, home theaters, multi-levelled courtyards and much more. Welches Pond is located in Lewes DE, set on 256 acres with a total of 247 homesites and includes protected wetlands. Conveniently located 5 miles from Lewes AND Rehoboth Beach, you are right in the middle of all that the Delaware beaches have to offer. Welches Pond will feature a clubhouse with pool, multi-sport court, pocket parks, and large community pavilion overlooking Love Creek. The monthly HOA fee is \$255 a month and provides homesite lawn cutting, general community maintenance, and access to and up-keep of the amenities. Buyer shall pay one time fee of \$1,000 to reserve fund and \$1,000 to working capital contribution fund. For an on-site visit, a scheduled appointment is required.



Built in 2024

## Essential Information

MLS® #	DESU2042024
Price	\$1,207,594
Bedrooms	6
Bathrooms	6.00

Full Baths	6
Square Footage	6,151
Acres	0.25
Year Built	2024
Type	Single Family
Sub-Type	Detached
Style	Coastal, Contemporary, Craftsman
Status	Closed

### **Community Information**

Address	22307 Flatbush Drive
Area	Lewes Rehoboth Hundred (31009)
Subdivision	WELCHES POND
City	Lewes
County	SUSSEX-DE
State	DE
Zip Code	19958
Sussex Delaware Quadrant	Between Rt 1 & 113

### **Amenities**

Amenities	Air Filter System, Built-Ins, Entry Lvl BR, Pantry, Master Bath(s), Recessed Lighting, Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Wood Floors, Washer/Dryer Hookup
Utilities	Cable TV Available, Phone Available
# of Garages	2
Garages	Inside Access, Garage - Front Entry
Has Pool	Yes

### **Interior**

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, ENERGY STAR Refrigerator, Exhaust Fan, Stainless Steel Appliances, Water Heater - Tankless
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	2 Story

Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Concrete/Block, Frame, Vinyl Siding
Exterior Features	Extensive Hardscape, Patio, Porch(es)
Roof	Asphalt
Foundation	Concrete Perimeter

### School Information

District	CAPE HENLOPEN
Elementary	LOVE CREEK
Middle	BEACON
High	CAPE HENLOPEN

### Additional Information

Date Listed	May 24th, 2023
Days on Market	1
Zoning	AR1
HOA Fees	295.00
HOA Fees Freq.	Monthly

### Listing Details

Listing Office	Jack Lingo - Lewes
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Listing information last updated on July 27th, 2024 at 6:30pm EDT