

\$535,000 - 1 Sumter Ct, Ocean View

MLS® #DESU2042528

\$535,000

4 Bedroom, 2.50 Bathroom, 2,674 sqft
Residential on 0 Acres

WEDGEFIELD, Ocean View, DE

From the minute you walk through the front door, you will see the meticulous care that the sellers have taken of this beautiful home in the community of Wedgefield in Ocean View. This is a wonderful community just 4 miles to Bethany Beach. Ride your bike to town to enjoy the beautiful beach and all that Bethany town center has to offer. Or walk across the street to play a round of golf at Bear Trap Dunes, and a beer & a bite to eat afterwards at The Den at Bear Trap restaurant. This is one of the best locations in Ocean View whether you are looking for an investment property, your primary residence or second home. With 4 bedrooms and 2.5 baths plus a bonus room on the first floor that could be a 5th bedroom, there is plenty of room for everyone. Boasting almost 2,700 SF of beautifully decorated living space on 2 floors, the property has been a very successful investment property with annual gross rental income of \$59,000-\$76,000 per year since 2021. The sellers have invested over \$100,000 in improvements that include a newly remodeled kitchen, new HVAC system, new tankless hot water heater, new LVP flooring and carpet, remodeled 2nd floor shared bathroom with a beautiful newly tiled shower, new custom cordless window treatments, and more. The den is set up as a younger children's area with a wide selection of children's DVD's, movies, children's books and board games. The garage is set up as a gaming room; every effort was made to provide their vacation rental



clients with the best possible experience while at the beach. (Furniture and furnishings, including linens and a fully equipped kitchen are included. All furniture is less than 3 years old, interior & exterior, including the patio and screened-in porch.)

Built in 2005

Essential Information

MLS® #	DESU2042528
Price	\$535,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,674
Acres	0.19
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Closed

Community Information

Address	1 Sumter Ct
Area	Baltimore Hundred (31001)
Subdivision	WEDGEFIELD
City	Ocean View
County	SUSSEX-DE
State	DE
Zip Code	19970
Within City Limits	Yes
Sussex Delaware Quadrant	Between Rt 1 & 113

Amenities

Amenities	Attic, Carpet, CeilingFan(s), Formal/Separate Dining Room, Master Bath(s), Soaking Tub, Walk-in Closet(s), Wood Floors
Utilities	Electric Available, Phone Available, Propane, Cable TV

# of Garages	2
Garages	Garage - Front Entry, Inside Access, Garage Door Opener
View	Garden/Lawn
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Microwave, Oven/Range-Electric, Stainless Steel Appliances, Water Heater, Oven-Self Cleaning
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame, Alum/Steel Siding
Exterior Features	Street Lights, Patio, Porch(es), Porch-screened
Lot Description	Landscaping, Level
Roof	Architectural Shingle
Foundation	Crawl Space

School Information

District	INDIAN RIVER
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Additional Information

Date Listed	June 19th, 2023
Days on Market	153
Zoning	TN
HOA Fees	800.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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