

# \$430,000 - 12 Bethany Forest Dr, Dagsboro

MLS® #DESU2042704

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## \$430,000

3 Bedroom, 2.00 Bathroom, 1,816 sqft  
Single Family on 0 Acres

BETHANY FOREST, Dagsboro, DE

Located in the beautiful community of Bethany Forest, this ranch-style home is an excellent value in today's market. Starting out with a new septic system which will last until the public sewer arrives, a new well pump, expansion tank, and encapsulated crawl space. The roof and gutter guards were done within the last 2 years. The floorplan is pleasing and traditional with a cozy front porch, a perfect setting for you to meet and greet your neighbors as they are strolling through the community. Inside, you will find a spacious living room with vaulted ceilings, the primary bedroom and bathroom on one side of the house and 2 guest bedrooms and a full bath on the other side. The kitchen is a very efficient use of space, and the laundry room is located off the kitchen area. In the rear of the house, is a very large family room, perfect for watching your favorite TV shows in the evening. A slider that goes out to the rear deck is great for relaxing after dinner or watching the deer graze in the farmer's field (99-year lease preservation program with 75 years remaining). Or chill out on a private screened porch with a good book. Bethany Forest is a special place to live where most of the trees remain, houses are far apart from each other, pool is never crowded, low HOA fees, tennis/pickleball courts for fun and entertainment and social events are well attended. Park your RV and/or boat in your driveway, no problem. State parks are nearby, Bethany Beach is about a 10-minute drive,



and grocery shopping and awesome restaurants are convenient. Home needs some TLC, ready for your special touches.

Built in 1995

### **Essential Information**

MLS® #	DESU2042704
Price	\$430,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,816
Acres	0.49
Year Built	1995
Type	Single Family
Sub-Type	Detached
Style	Rancher
Status	Closed

### **Community Information**

Address	12 Bethany Forest Dr
Area	Baltimore Hundred (31001)
Subdivision	BETHANY FOREST
City	Dagsboro
County	SUSSEX-DE
State	DE
Zip Code	19939
Sussex Delaware Quadrant Between Rt 1 & 113	

### **Amenities**

Amenities	Carpet, CeilingFan(s), Formal/Separate Dining Room, Master Bath(s), Recessed Lighting, Stall Shower, Tub Shower, Walk-in Closet(s), Shades/Blinds
Utilities	Cable TV Available, Phone Available
Parking	Paved Driveway
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener
Has Pool	Yes

## Interior

Interior Features	Floor Plan-Traditional
Appliances	Dishwasher, Microwave, Refrigerator, Washer, Water Heater, Disposal, Oven/Range-Gas
Heating	Baseboard - Hot Water, Zoned
Cooling	Central A/C
# of Stories	1
Stories	1 Story

## Exterior

Exterior Features	Deck(s), Porch(es), Porch-screened
Foundation	Concrete Perimeter

## School Information

District	INDIAN RIVER
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## Additional Information

Date Listed	October 5th, 2023
Days on Market	55
Zoning	AR-1
HOA Fees	534.00
HOA Fees Freq.	Annually

## Listing Details

Listing Office	VICKIE YORK AT THE BEACH REALTY
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