

# **\$319,000 - 22860 Angola Rd E, Lewes**

MLS® #DESU2045542

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## **\$319,000**

3 Bedroom, 2.00 Bathroom, 1,105 sqft  
Single Family on 0 Acres

ANGOLA BY THE BAY, Lewes, DE

Coming Soon

Take a look at this adorable 3 Bedroom 2 full bath home nestled in a boat lovers paradise LOCATED WITHIN THE PREMIER-GATED COMMUNITY OF ANGOLA BY THE BAY!

Home features front circular driveway, attached carport, sunroom, small laundry/mudroom, new HVAC system, new H2O tank and master ensuite.

Home backs to scenic walking trails, that lead thru the woods to the community park, basketball & pickle-ball courts and pool!

This Home is just a quick bike ride to the marina & the kayak areas. Angola Is a Lewes, Delaware Gated Waterfront Community with Private Marina & you own the land!!

The Annual HOA fee is just \$800!! Home being sold with partial furnishings (list attached)

The community marina is located on Herring Creek that has great boat access to Rehoboth bay and all the local boating activities like the "sandbar" Paradise grill, Dewey beach, Indian River and Massey's landing. Angola by the Bay is an Amenity Rich community.

Some of the amenities included are the Community Saltwater Pools, walking/hiking trails, Bocce lanes, Tennis, Pickleball and Basketball courts, Private Marina, boat slips & boat ramp, Pavilion, Clubhouse and Community Center.

ABTB has so much to do OR just relax and sit poolside at the Salt water pool. Let the kids



play at the tot lot or you can launch your Kayak and paddle the Herring creek to Rehoboth Bay.

Fish & Crab from one of the 3 private piers or launch your boat from the private marina. Lots of Bike riders, dog walkers & joggers always on the move too. On the weekends in the summer, the poolside snack bar is open for business. Weekly, community farmers market on Thursday in the clubhouse parking lot selling Produce, Fruit, Vegetables, seafood and more.

ABTB is an active community, there is always a variety of planned events including community breakfasts at the clubhouse, fishing tournaments, adult Pot lucks and HH's. There are many clubs to participate in including the Boaters Club, The ladies Sea Gals club and The men's Owls club & various organized kid & Family Friendly events. So bring your flip flops and head to the beach and start to enjoy the Salty life! . . . \*Ariel Photos courtesy of Driscoll Drones

Built in 1974

### **Essential Information**

MLS® #	DESU2045542
Price	\$319,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,105
Acres	0.17
Year Built	1974
Type	Single Family
Sub-Type	Detached
Style	Rancher
Status	Closed

### **Community Information**

Address 22860 Angola Rd E  
Area Indian River Hundred (31008)  
Subdivision ANGOLA BY THE BAY  
City Lewes  
County SUSSEX-DE  
State DE  
Zip Code 19958  
Sussex Delaware Quadrant Between Rt 1 & 113

### **Amenities**

Parking DW - Circular  
View Trees/Woods  
Has Pool Yes

### **Interior**

Heating 90% Forced Air  
Cooling Central A/C  
# of Stories 1  
Stories 1 Story

### **Exterior**

Exterior Frame, Alum/Steel Siding  
Lot Description Bcks-Opn Comm, Trees/Wooded  
Foundation Block

### **School Information**

District CAPE HENLOPEN  
Elementary LOVE CREEK  
Middle BEACON  
High CAPE HENLOPEN

### **Additional Information**

Date Listed August 4th, 2023  
Days on Market 5  
Zoning AR-1  
HOA Fees 800.00  
HOA Fees Freq. Annually

### **Listing Details**

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