

# \$460,000 - 29259 Channel Dr, Selbyville

MLS® #DESU2046818

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## \$460,000

3 Bedroom, 2.00 Bathroom, 1,548 sqft  
Residential on 0 Acres

LIGHTHOUSE LAKES, Selbyville, DE

Welcome to 29259 Channel ! Don't wait forever for New Construction when you can enjoy this beautiful 3 bedroom, 2 bath "Turn Key" One Level Villa which surrounds you in comfort., while nestled on the end of quiet street on the only Cul De Sac in the amenity rich community of LightHouse Lakes.

Just 15 minutes to Fenwick Island, the Delaware Beaches and Ocean City, This very well-maintained home boasts a beautiful open kitchen with vaulted ceilings, recessed lighting, granite countertops and under the cabinet lighting. The spacious breakfast bar, upgraded cabinets and stainless-steel appliances complete this open kitchen charm....

The great room has plenty of space for entertaining family, friends and guests. Enjoy your morning coffee in the comfy Sunroom which is filled with natural light creating an inviting and cozy living space, with a separate side door to the large paver patio which is perfect for entertaining and watching the most stunning sunsets.....

The Owners Suite includes a walk-in closet & dual quartz sinks, & spacious bathroom & Shower which provides comfortable first floor living. The large laundry room is conveniently located off the hallway. There are two additional spacious bedrooms and a separate full bath with shower/tub.....

The home has an underground irrigation



system to keep your yard looking its best, without you having to drag out the hose or sprinkler.

Lighthouse Lakes has so much to offer, you may never want to leave the neighborhood! This home is Meticulously maintained with a lot of extras!! . . . . . Enjoy unforgettable & endless sunsets from almost any room in the house. . . . . Vinyl trash bin enclosure also included. . . . . Low affordable HOA fees that include community clubhouse w/ fitness center, activity rooms, kitchen & bar for events/parties, ping-pong table, and community gathering space. . . . . Outdoor amenities include a large outdoor pool w/ gazebo, bar, firepit aquatic spray-park, kids playground, putting green, tennis/pickleball courts, kayak launch/storage and much more! ..Boat, Jet skis & RV storage is available on-site @ LHL ( Additional fee). . . . . Your DREAM of living close to the beach has just come true! This home is priced to sell and won't last.

Built in 2017

### **Essential Information**

MLS® #	DESU2046818
Price	\$460,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,548
Acres	0.14
Year Built	2017
Type	Residential
Sub-Type	Semi-Detached
Style	Villa
Status	Closed

### **Community Information**

Address	29259 Channel Dr
Area	Baltimore Hundred (31001)
Subdivision	LIGHTHOUSE LAKES
City	Selbyville
County	SUSSEX-DE
State	DE
Zip Code	19975
Within City Limits	Yes
Sussex Delaware Quadrant	Between Rt 1 & 113

### **Amenities**

Amenities	Attic, Carpet, CeilingFan(s), Entry Lvl BR, Recessed Lighting, Tub Shower
Utilities	Cable TV, Electric Available, Natural Gas Available, Phone Available, Water Available
Parking	Paved Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener
View	Garden/Lawn, Pasture
Has Pool	Yes

### **Interior**

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Dryer - Electric, Energy Star Appliances, Exhaust Fan, Oven/Range-Gas
Heating	90% Forced Air, Forced Air
Cooling	Central A/C
# of Stories	1
Stories	1 Story

### **Exterior**

Exterior	Frame, Alum/Steel Siding
Exterior Features	Udrgrd Lwn Sprnklr, Patio
Lot Description	Cul-de-sac, Front Yard, Level, Rear Yard
Windows	Screens
Roof	Asphalt, Shingle, Wood
Foundation	Concrete Perimeter, Slab

### **School Information**

District	INDIAN RIVER
Elementary	PHILLIP C. SHOWELL
Middle	SELBYVILLE
High	INDIAN RIVER

### **Additional Information**

Date Listed	September 2nd, 2023
Days on Market	5
Zoning	R
HOA Fees	579.24
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Long & Foster Real Estate, Inc.
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Listing information last updated on July 27th, 2024 at 10:15pm EDT