

\$320,000 - 22740 Holly Way W, Lewes

MLS® #DESU2048192

\$320,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0 Acres

ANGOLA BY THE BAY, Lewes, DE

Take a look at this adorable 3 Bedroom home nestled in a boat lovers paradise!

LOCATED WITHIN THE PREMIER-GATED COMMUNITY OF ANGOLA BY THE BAY is the Salt Life Cottage!

In Angola by the bay, you own the land and the annual HOA fee for all the amenities is only \$800!

This home is VERY move-in ready, just grab your flip-flops and start enjoying beach living. Home Comes with a Full seller-paid home warranty (see attachments for warranty details).

The entire home is tastefully updated throughout. The kitchen has modern cabinetry and stainless appliances with a nice floor plan and flow that leads right out to the back patio area. Are you looking for a low maintenance home that has minimal projects? Then this is the place! This home has updated paint throughout, newer window treatments and lighting, updated flooring, and a remodeled bathroom making this home a great choice. The outdoor shower is great for rinsing off after a long day on the beach or the boat. The detached shed in the rear yard is an excellent place to store all of those beach toys.

Home backs to common ground, much of the community common ground has 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 a Private Marina & you own the land!! The home was used as a rental to traveling nurses and has had much success. Furnishings may be available for sale if you would like a turnkey property. The community marina is located on Herring Creek and 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 are 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 social groups to participate in, including the Boaters group, The ladies' Sea Gals, and The men's group the "Owls" & 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 1986

Essential Information

MLS® #	DESU2048192
Price	\$320,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Acres	0.11
Year Built	1986
Type	Single Family
Sub-Type	Detached
Style	Bungalow, Rancher
Status	Closed

Community Information

Address	22740 Holly Way W
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

View	Street, Trees/Woods
Has Pool	Yes

Interior

Heating	Forced Air, Heat Pump(s)
Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior	Frame, Alum/Steel Siding
Foundation	Block

School Information

District	CAPE HENLOPEN
Elementary	LOVE CREEK

Middle	BEACON
High	CAPE HENLOPEN

Additional Information

Date Listed	September 15th, 2023
Days on Market	15
Zoning	AR-1
HOA Fees	800.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	GOLDEN COASTAL REALTY
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Listing information last updated on July 28th, 2024 at 8:18pm EDT