

# \$725,000 - 30980 Scissorbill Rd, Ocean View

MLS® #DESU2048316

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## \$725,000

4 Bedroom, 3.00 Bathroom, 2,900 sqft  
Single Family on 0 Acres

BAY FOREST CLUB, Ocean View, DE

Beautiful 4 BD/3 BA NV Homes Seaport, loaded with upgrades, sited on a lot that extends 25 feet into deep woods for privacy. Front elevation's partial stone upgrade is enhanced by a paver walk to a beautiful paver front landing and paver driveway "shoulders." The paver walk also extends to a new outdoor shower left of the garage. Front storm door. Gleaming wood floors downstairs. Dining Room with crown molding to the left of entry Foyer. Two Guest BD & Full BA at right. Foyer Crown Molding continues through Great Room looking onto a Morning Room. At left of the Morning Room is a 3 Season Room w/ E-Z Breeze windows. At right is a broad Deck with a Hot Tub and a Sunsetter Awning featuring Sunbrella fabric which automatically retracts if strong winds arise. Paver Steps from the Deck to the back yard. The 3-Season Room & Deck enjoy direct access via outdoor decking or through the Morning Room. Kitchen sports upgraded stainless steel appliances, cabinetry & granite countertops. New Fridge (2020); new Disposal (2023) plus new Garage Fridge. Spacious 1st floor Primary BD, Primary BA, two walk-in closets, tray ceiling w/ 1 of the home's 9 ceiling fans. Upstairs: large BD, Full BA, huge Bonus Room. Note: a door at the top of the stairs allows Owners to optimize heating & cooling efficiencies year-round via 2 Zone Heating & AC with both zones controlled by Smart Thermostats. Plantation Shutters up front and other window treatments. Flat screen, wall-mounted TV. Brand new Hot



Water Heater (2021). New Heat Pump (2023). New Dehumidifier (2023). Garage is wired to accommodate a generator in the event of power failure (generator not included). Garage beautifully upgraded with organizing systems for tools and storage options. Concrete apron surrounds Hot Tub behind the Rear Deck. Gutter Helmet (whole house). Conditioned Crawlspace. Irrigation System served by its own well (for irrigation water only). Natural Gas Home in Natural Gas Community. HOA maintains lawn (mowing, fertilization). New Owner Capital Contribution: \$1,100. \$495 annual charge for water/sewer infrastructure (approximately 18 years remaining). The National Association of Home Builders (NAHB) named Bay Forest a Platinum Award Winning "Best in American Living" community in 2019 as a community that "maximized water and green spaces and created a nice sense of micro-communities inside the natural habitat. [Bay Forest Club] has a lovely pool and resort-like amenities and the outside of the (Recreation) Barn is spectacular." So come enjoy our clubhouse with its lounge, grille, game room, Women's & Men's lockers opening to 3 pools (Lazy River!). We have 3 tennis courts and 4 pickleball courts with a pavilion, outdoor basketball nets, children's play areas, putting green, bocce lawns, horseshoe pits, volleyball space & fire pit. Not to mention Bay Forest's incredible Recreation 'Barn' which accommodates a basketball court or three pickleball courts or 450 guests for New Years Eve and other celebrations! The Barn opens to a Great Lawn, two new pools & a new exercise facility featuring a gym, a dance/yoga studio (w/ resilient floors), Men's & Women's changing rooms & beautiful gathering spaces. Don't forget the Kayak Launch w/ kayak storage & expansive Indian River Bay & Bay Bridge views. Or the Herb Garden. Or the Summer Beach Shuttle. Enjoy amazing Salt

Marsh views from our wooden Shearwater Drive Bridge crossing directly over Collins Creek to the Recreation Barn, Pools & Gym. 15+ Miles sidewalks. 4.5 Miles Bethany Beach. Complimentary 2-YEAR-HOME-WARRANTY (\$1,200 VALUE!). PRICED 2 SELL! So if you want to live in a Platinum Award-Winning "Best in American Living" community, join us here in Bay Forest Club!

Built in 2010

### Essential Information

MLS® #	DESU2048316
Price	\$725,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,900
Acres	0.20
Year Built	2010
Type	Single Family
Sub-Type	Detached
Style	Coastal, Contemporary
Status	Closed

### Community Information

Address	30980 Scissorbill Rd
Area	Baltimore Hundred (31001)
Subdivision	BAY FOREST CLUB
City	Ocean View
County	SUSSEX-DE
State	DE
Zip Code	19970
Sussex Delaware Quadrant Between Rt 1 & 113	

### Amenities

Amenities	Attic, Carpet, CeilingFan(s), Chair Railing, Crown Molding, Entry Lvl BR, Pantry, Master Bath(s), Recessed Lighting, Stall Shower, Tub Shower,
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Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors, Wpool Jets

Utilities Cable TV Available, Electric Available, Natural Gas Available, Phone Available, Sewer Available, Under Ground, Water Available

Parking Asphalt Driveway

# of Garages 2

Garages Garage - Front Entry

View Garden/Lawn, Street

Has Pool Yes

### **Interior**

Interior Features Floor Plan-Traditional

Appliances Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Dryer - Electric, Dryer-front loading, Extra Refrg/Frz, Oven-Double, Oven-Self Cleaning, Oven-Wall, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Washer, Water Heater

Heating Central, Forced Air, Heat Pump - Electric BackUp, Programmable Thermostat, Zoned

Cooling Central A/C, Ceiling Fan(s), Heat Pump(s), Programmable Thermostat, Zoned

# of Stories 2

Stories 2 Story

### **Exterior**

Exterior Frame, Alum/Steel Siding

Exterior Features Awning(s), Extensive Hardscape, Exterior Lighting, Hot Tub, Outside Shower, Sidewalks, Street Lights, Udrgrd Lwn Sprnklr, Deck(s), Porch(es), Porch-screened

Lot Description Backs to Trees, Front Yard, Rear Yard, SideYard(s), Partly Wooded

Windows Double Pane, Energy Efficient

Roof Architectural Shingle, Asphalt

Foundation Concrete Perimeter, Crawl Space

### **School Information**

District INDIAN RIVER

### **Additional Information**

Date Listed September 20th, 2023

Days on Market 46

Zoning MR

HOA Fees 304.00  
HOA Fees Freq. Monthly

## **Listing Details**

Listing Office Long & Foster Real Estate, Inc.

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