

# \$647,000 - 23397 Boatmans Ct, Lewes

MLS® #DESU2049398

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## \$647,000

4 Bedroom, 3.00 Bathroom, 3,814 sqft  
Single Family on 0 Acres

BAY POINTE, Lewes, DE

Situated on a high Cul-de-sac lot in sought after waterfront community known as Bay Pointe, this spacious, well cared for home features comfortable space and an open floor plan. Enter the foyer to a formal dining room with vaulted ceilings and chair rail, engineered wood floor, and lots of natural light. The spacious Great room with floor to ceiling gas stone fireplace joins the Gourmet kitchen, with breakfast bar, upgraded cabinets, granite counter tops, recently upgraded stainless steel refrigerator and microwave. Kitchen features Propane Cooktop, double ovens, plenty of counter space, and a convenient pantry adjoining the cozy breakfast area which leads to the bright and inviting 4 season sunroom. The Large Master Suite features tray ceiling, ceiling fan, 2 walk in closets and a Master bath with soaking tub, double sinks, linen closet, separate toilet, and ceramic spacious shower stall. The stairs lead you up to 3 additional bedrooms, another full bath with double sinks and a tub/shower, AND an oversized bonus room used as an office and sitting room. This space could easily become a 2nd master bedroom where you could add another bathroom should you need. AND don't forget the finished basement is the footprint of the main level of the house. Presently used as a family room, a workout area and additional office space. There is a powder room down the basement along with ample storage areas.

Each floor features surround sound. Exterior features stone front, lovely landscaping, and



backs up to mature trees. Community amenities include clubhouse with fitness room, community pool, Pier, Kayak launch, gazebo, along with onsite RV and Boat storage. The HOA fees run \$570/quarter which also include lawn care, road maintenance , snow removal in addition to all the amenities listed. Plan to arrange an appointment to view this amazing home . See for yourself all the extras and upgrades this home offers.

Built in 2013

### **Essential Information**

MLS® #	DESU2049398
Price	\$647,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	3,814
Acres	0.19
Year Built	2013
Type	Single Family
Sub-Type	Detached
Style	Coastal
Status	Closed

### **Community Information**

Address	23397 Boatmans Ct
Area	Indian River Hundred (31008)
Subdivision	BAY POINTE
City	Lewes
County	SUSSEX-DE
State	DE
Zip Code	19958
Sussex Delaware Quadrant Between Rt 1 & 113	

### **Amenities**

Amenities	Carpet, CeilingFan(s), Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Soaking Tub, Sound System, Stall Shower, Upgraded Countertops, Walk-in Closet(s)
Utilities	Cable TV Available, Propane, Phone Available, Water Available, Sewer Available
Parking	Concrete Driveway
# of Garages	2
Garages	Additional Storage Area, Garage - Front Entry, Garage Door Opener
Has Pool	Yes

### **Interior**

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer-front loading, Oven-Double, Stainless Steel Appliances, Exhaust Fan, ENERGY STAR Clothes Washer, ENERGY STAR Refrigerator, Oven/Range-Electric, Oven-Wall, Washer-front loading
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Corner, Fireplace - Glass Doors, Gas/Propane, Mantel(s), Stone
# of Stories	3
Stories	3
Has Basement	Yes
Basement	Daylight, Full, Fully Finished, Heated, Outside Entrance, Sump Pump, Walkout Stairs, Windows

### **Exterior**

Exterior	Frame, Alum/Steel Siding
Exterior Features	Exterior Lighting, Lawn Sprinkler, Sidewalks, Street Lights
Lot Description	Backs to Trees, Cleared, Cul-de-sac, Landscaping
Roof	Architectural Shingle
Foundation	Block

### **School Information**

District	CAPE HENLOPEN
Elementary	LOVE CREEK
Middle	BEACON
High	CAPE HENLOPEN

## **Additional Information**

Date Listed	October 5th, 2023
Days on Market	17
Zoning	AR-1
HOA Fees	570.00
HOA Fees Freq.	Quarterly

## **Listing Details**

Listing Office	BURTON REALTY INC
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