

# \$844,662 - 22328 Flatbush Drive, Lewes

MLS® #DESU2050180

## \$844,662

3 Bedroom, 2.50 Bathroom, 2,764 sqft  
Single Family on 0 Acres

WELCHES POND, Lewes, DE

To be built. The Kingfisher is a 3 bedroom, 2 bathroom single family home starting at 2,566 heated square feet. This floor plan offers a first floor owner's suite with numerous options including additional bedrooms and bathrooms, living area extensions, finished basements, home theaters, multi-leveled courtyards and much more. Welches Pond is located in Lewes DE, set on 256 acres with a total of 247 homesites and includes protected wetlands. Conveniently located 5 miles from Lewes AND Rehoboth Beach, you are right in the middle of all that the Delaware beaches have to offer. Welches Pond will feature a clubhouse with pool, multi-sport court, pocket parks, and large community pavilion overlooking Love Creek. The monthly HOA fee is \$295 a month and provides homesite lawn cutting, general community maintenance, and access to and up-keep of the amenities. Buyer shall pay one time fee of \$1,000 to reserve fund and \$1,000 to working capital contribution fund. For an on-site visit, a scheduled appointment is required.



Built in 2024

## Essential Information

MLS® #	DESU2050180
Price	\$844,662
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	2,764
Acres	0.25
Year Built	2024
Type	Single Family
Sub-Type	Detached
Style	Coastal, Contemporary, Craftsman
Status	Closed

### Community Information

Address	22328 Flatbush Drive
Area	Lewes Rehoboth Hundred (31009)
Subdivision	WELCHES POND
City	Lewes
County	SUSSEX-DE
State	DE
Zip Code	19958

Sussex Delaware Quadrant Between Rt 1 & 113

### Amenities

Amenities	Air Filter System, Built-Ins, Entry Lvl BR, Pantry, Master Bath(s), Recessed Lighting, Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Wood Floors, Washer/Dryer Hookup
Utilities	Cable TV Available, Phone Available
# of Garages	2
Garages	Inside Access, Additional Storage Area, Garage - Side Entry
Has Pool	Yes

### Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, ENERGY STAR Refrigerator, Exhaust Fan, Stainless Steel Appliances, Water Heater - Tankless
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Stories 2 Story

## Exterior

Exterior Concrete/Block, Frame, Vinyl Siding

Roof Asphalt

Foundation Crawl Space

## School Information

District CAPE HENLOPEN

Elementary LOVE CREEK

Middle BEACON

High CAPE HENLOPEN

## Additional Information

Date Listed October 19th, 2023

Days on Market 1

Zoning AR-1

HOA Fees 295.00

HOA Fees Freq. Monthly

## Listing Details

Listing Office Jack Lingo - Lewes

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Listing information last updated on July 28th, 2024 at 4:30am EDT