

\$685,000 - 35207 Pilotboat Dr, Lewes

MLS® #DESU2052228

\$685,000

3 Bedroom, 2.50 Bathroom, 2,298 sqft
Residential on 0 Acres

BREAKWATER, Lewes, DE

Seconds from Breakwater Trail and minutes to downtown Lewes! Premium location east of Coastal Highway. Much sought after Breakwater community, low HOA fees with solvent reserves, offering a large fitness center, inground community pool with new slide, kiddie pool, grill, gazebo, shaded area to relax, and a fenced playground. New pool furniture summer 2023. The Salt Meadow semi detached/twin home offers 2298 sq ft living space with minimal ground maintenance and community irrigation system. The primary first floor bedroom offers a full bath with walk-in shower/shower guard treated glass doors, double sinks, walk-in closet, linen closet and ceiling fan. Decorated by Echelon Design Services, and don't miss the unique and interesting light fixtures and ceiling fans, along with the window treatments throughout. The gourmet kitchen is perfect for entertaining with a large island, easily seating four guests while preparing the evening meal, GE Profile appliances; gas stove, microwave, refrigerator and dishwasher. Also, an artistic designed backsplash, pendant lighting, recessed lighting and garbage disposal. The dining room is spacious for a table and hutch and leads into the sun-filled great room flanked by beautiful architectural columns. The LG TV hangs over the mantel and the fireplace is fueled by natural gas. Watch for Breakwater's mascot from your screened porch, overlooking the community space and pond surrounded by lovely 3-season flowers. "Mr. Blue," a beautiful



blue heron visits almost daily while you entertain or read a book during the many beautiful outdoor months. The laundry room offers LG front loading washer and dryer over storage pedestals, and a utility sink. To complete the main level, there is a half bath, large coat closet, and extra storage under the stairs. Don't forget to look down to see the upgraded 5" baseboards. Let's go up the stairs to an additional two bedrooms with ceiling fans, full bath with tub shower, double sinks, linen closet and large storage closet. Need more space? YES! There is a large loft that is most versatile. This home has a security system and a Sky Bell (no monthly fee app). Breakwater is an active community for all with book clubs, summer pool happy hours, day trips, bike rides and so much more. Ride your bike on the Georgetown-Lewes Trail to Hopkins Dairy Farm for an ice cream cone or to the Historic Lewes Farmers Market for organic local food. Or, take the short walk to downtown Lewes to the shops, restaurants, or along the canal. In the opposite direction, bike/walk the six mile trail to downtown Rehoboth. With so many local activities and festivals, there is always something to do, and Breakwater is in the middle of it all! Heard of Dogfish Brewery? Their restaurants and brewery tour are nearby, too! NOTE: the DUCIOA documents are made available to Buyers prior to placing an offer on the property. Should Buyer make an offer, they have read and accepted the DUCIOA documents as written and waive the five days to review and the ability to declare the contract null and void.

Built in 2012

Essential Information

MLS® #	DESU2052228
Price	\$685,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,298
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Twin/Semi-Detached
Style	Coastal, Side-by-Side
Status	Closed

Community Information

Address	35207 Pilotboat Dr
Area	Lewes Rehoboth Hundred (31009)
Subdivision	BREAKWATER
City	Lewes
County	SUSSEX-DE
State	DE
Zip Code	19958
Sussex Delaware Quadrant	East of Rt 1

Amenities

Amenities	Carpet, CeilingFan(s), Entry Lvl BR, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Sprinkler System, Stall Shower, Tub Shower, Walk-in Closet(s), Shades/Blinds, Wood Floors
Utilities	Cable TV, Natural Gas Available, Sewer Available
Parking	Concrete Driveway
# of Garages	2
Garages	Garage Door Opener, Garage - Front Entry, Inside Access
View	Garden/Lawn, Pond, Street
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer-front loading, Exhaust Fan, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances, Washer-front loading, Water Heater - Tankless
Heating	Heat Pump - Gas BackUp

Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors, Mantel(s), Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame, Vinyl Siding
Exterior Features	Sidewalks, Udrgrd Lwn Sprnklr, Patio, Porch(es), Porch-screened
Lot Description	Bcks-Opn Comm, Landscaping, Pond
Roof	Architectural Shingle
Foundation	Crawl Space

School Information

District	CAPE HENLOPEN
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Additional Information

Date Listed	November 26th, 2023
Days on Market	13
Zoning	MR
HOA Fees	218.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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Listing information last updated on July 28th, 2024 at 8:18am EDT