

\$615,000 - 36216 Watch Hill Rd, Frankford

MLS® #DESU2053500

\$615,000

3 Bedroom, 2.00 Bathroom, 2,100 sqft
Residential on 0 Acres

THE ESTUARY, Frankford, DE

Nestled in the tranquil community of the Estuary, this charming 3 bedroom, 2 bathroom coastal home boasts architecture that seamlessly merges with the natural surroundings, creating a harmonious coastal retreat. Upon entering, you're greeted by an open and inviting living space. The interior design captures the essence of coastal living, with light and airy rooms that enhance the sense of space. The living area flows seamlessly into a dining space and kitchen, perfect for entertaining family and friends. The well-appointed kitchen is a focal point of the home. It features modern appliances, granite countertops and light colored cabinets. The three bedrooms are designed for comfort and tranquility. The main bedroom, with its own en-suite bathroom, provides a private retreat. Each bedroom is adorned with coastal décor and enjoys ample natural light, creating a soothing and restful ambiance. A standout feature of this coastal home is the custom-built three-season room that is conditioned for your comfort. This versatile space facilitates the beauty of the outdoors while being protected from the elements. With large windows that can be opened to let in the breeze or closed to shield from occasional weather, this room becomes a cozy retreat for relaxation or entertaining throughout the year. Situated in the amenity-filled Estuary community, residents have access to a range of facilities, including walking trails, a clubhouse for community events, an outdoor pool, fitness



center, meeting rooms, pickleball courts, dog park, playground and fishing ponds. As if this wasn't enough, Camp Barnes Nature Preserve provides a boat ramp for access to the bay along with countless walking trails. Lest we forget, the beaches are just miles away! This 3-bedroom, 2-bath coastal Delaware home in the Estuary combines stylish design, functional spaces, and the allure of a custom three-season room, providing a perfect blend of indoor and outdoor coastal living.

Built in 2019

Essential Information

MLS® #	DESU2053500
Price	\$615,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,100
Acres	0.17
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Coastal, Craftsman
Status	Closed

Community Information

Address	36216 Watch Hill Rd
Area	Baltimore Hundred (31001)
Subdivision	THE ESTUARY
City	Frankford
County	SUSSEX-DE
State	DE
Zip Code	19945
Sussex Delaware Quadrant	Between Rt 1 & 113

Amenities

Amenities	CeilingFan(s), Entry Lvl BR, Walk-in Closet(s), Upgraded Countertops,
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	Wet Bar/Bar, Shades/Blinds, Stall Shower
Utilities	Cable TV, Phone Available
Parking	Concrete Driveway
# of Garages	2
Garages	Garage Door Opener
View	Trees/Woods
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Dryer - Electric, Microwave, Oven/Range-Electric, Stainless Steel Appliances, Washer-front loading, Dryer-front loading, Dishwasher
Heating	Forced Air
Cooling	Central A/C, Ductless/Mini-Split
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Deck(s)
Roof	Architectural Shingle
Foundation	Crawl Space, Block

School Information

District	INDIAN RIVER
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Additional Information

Date Listed	December 30th, 2023
Days on Market	50
Zoning	RESIDENTIAL
HOA Fees	825.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Coldwell Banker Realty
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