

# \$650,000 - 28946 Twin Ponds Ln, Frankford

MLS® #DESU2055288

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## \$650,000

3 Bedroom, 2.00 Bathroom, 2,458 sqft  
Residential on 0 Acres

### THE ESTUARY, Frankford, DE

Private, luxury, pond-view coastal retreat, offers the convenience of one-level living with grand style and elegance. Located in the coveted, amenity-rich resort community of The Estuary. Every imaginable upgrade is included in the turn-key Ocean Breeze model recently built by NV Homes with over \$150,000 in options and incentives and \$30,000 in after-market improvements. Sited on a premium, tree-lined lot on a quiet cul de sac, this private oasis is just minutes from the pristine Atlantic beaches. The open-concept layout with 9'™ ceilings, hardwoods, and arched hallways provides the perfect backdrop for both entertaining and relaxing. The upgraded Chef's™ kitchen includes GE Premiere II stainless appliances and gas cooktop, walk-in pantry, granite, tile backsplash, dovetailed soft close cabinetry, and a large island with seating for 4. The expansive great room, dining area, and morning room with soaring ceiling all flow from the kitchen and open to the private 3 season sunroom. The luxurious owner's suite is privately tucked away overlooking the pond and features a large walk-in closet and a luxury bath with a Roman shower. Two additional bedrooms with a guest bath and a flex room for your home office, hobbies, or guest overflow are located on the opposite side of the spacious home. Other features include a laundry and mud room off the two-car garage, a finished walk-in storage room, Tesla charger outlet, irrigation system,



and owned solar panels. Walking distance to the stunning clubhouse and recreation facilities which include a state-of-the-art fitness center, yoga studio, 2 outdoor pools, beaches, bar, & fire pit, tennis, pickleball, bocce, 17 miles of walking trails, a dog park, and more with a 3rd pool and kayak launch coming soon. The Estuary also offers a convenient shuttle service to the boardwalk in Bethany Beach. This property truly has it all. Whether you are looking for a primary coastal home or an easy beach getaway, you'll luxuriate in the convenience of the resort amenities right in your backyard. Why wait to build when you can realize your dream today of owning a fabulous beach home at an affordable price! Call to schedule your private showing and be sure to tour the clubhouse and amenities.

Built in 2018

### **Essential Information**

MLS® #	DESU2055288
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,458
Acres	0.18
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Craftsman, Coastal
Status	Closed

### **Community Information**

Address	28946 Twin Ponds Ln
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 Carpet, CeilingFan(s), Entry Lvl BR, Pantry, Master Bath(s), Recessed Lighting, Sprinkler System, Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors, Attic, Crown Molding  
Utilities Cable TV Available, Electric Available, Phone Available, Propane - Community, Sewer Available, Water Available  
Parking Concrete Driveway  
# of Garages 2  
Garages Garage - Front Entry, Garage Door Opener, Inside Access  
View Pond, Trees/Woods, Garden/Lawn  
Has Pool Yes

### **Interior**

Interior Features Floor Plan-Open, Efficiency  
Appliances Cooktop, Dishwasher, Disposal, Dryer-front loading, Dryer - Electric, Energy Star Appliances, Icemaker, Microwave, Oven-Self Cleaning, Oven-Wall, Refrigerator, Stainless Steel Appliances, Washer-front loading, Water Heater - Tankless  
Heating Forced Air  
Cooling Central A/C, Ceiling Fan(s)  
# of Stories 1  
Stories 1 Story

### **Exterior**

Exterior Vinyl Siding  
Exterior Features Gutter System, Sidewalks, Street Lights, Udrgrd Lwn Sprnklr, Flood Lights, Other, Porch(es), Porch-enclosed  
Lot Description Backs to Trees, Cul-de-sac, Front Yard, Landscaping, Level, No thru street, Pond, Private, Rear Yard, SideYard(s), Cleared, Lot Premium  
Windows Screens, Insulated  
Roof Architectural Shingle  
Foundation Crawl Space

### **School Information**

District	INDIAN RIVER
Elementary	LORD BALTIMORE
Middle	SELBYVILLE
High	SUSSEX CENTRAL

### **Additional Information**

Date Listed	February 3rd, 2024
Days on Market	11
Zoning	AR-1
HOA Fees	825.00
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Monument Sotheby's International Realty
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Listing information last updated on July 3rd, 2024 at 7:30am EDT