

\$650,000 - 37554 Bella Via Way, Ocean View

MLS® #DESU2055612

\$650,000

3 Bedroom, 2.00 Bathroom, 2,138 sqft
Single Family on 1 Acres

RESERVES, Ocean View, DE

Discover the allure of 37554 Bella Via Way as you step through its inviting covered entry, beckoning you to explore this extraordinary home that embodies a timeless vision of resort-style living. Nestled in the coveted community of The Reserves in Ocean View, this residence seamlessly blends craftsman style with contemporary design elements. Casual elegance, meticulous details, and inspired features define every room, creating a home that exudes sophistication. Upon entry, you'll be captivated by the exquisite design elements, including engineered hardwood flooring, feature lighting, and a well-conceived open floor plan that graces the entire residence. The focal point, the great room, boasts an inviting raised hearth gas fireplace adorned with stone, framed by picture windows that bathe the space in natural light. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, stunning Quartz countertops, a stylish tile backsplash, and crisp-white display cabinetry, complemented by a center island with a breakfast bar. Entertain guests in the formal dining area or the adjacent breakfast nook adorned with built-in buffet, offering picturesque nature views through picture windows. The primary bedroom suite is a sanctuary of elegance, with abundant windows showcasing pond views, and a spa-inspired ensuite bath boasting a dual vanity, glass-enclosed shower with a bench, and a generously sized walk-in closet. Two guest



bedrooms provide additional comfort for visitors, accompanied by a well-appointed hall bath. The substantial screened porch and outdoor living spaces present ideal settings for gatherings, all overlooking the serene pond front location. The thoughtful floor plan also includes a laundry room, mudroom with a built-in welcome center, and interior access to the oversized garage with custom storage solutions. Embrace the Beach Life, with Bethany Beach and the Boardwalk just a 2-mile bike ride away. Convenient amenities such as grocery stores and local dining options are within walking distance, while ponds, fountains, and community features enhance the overall appeal. Don't miss the opportunity to make 37554 Bella Via Way your own—schedule a visit today!

Built in 2016

Essential Information

MLS® #	DESU2055612
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,138
Acres	0.50
Year Built	2016
Type	Single Family
Sub-Type	Detached
Style	Coastal, Contemporary
Status	Closed

Community Information

Address	37554 Bella Via Way
Area	Baltimore Hundred (31001)
Subdivision	RESERVES
City	Ocean View

County SUSSEX-DE
State DE
Zip Code 19970
Sussex Delaware Quadrant Between Rt 1 & 113

Amenities

Amenities Carpet, CeilngFan(s), Entry Lvl BR, Formal/Separate Dining Room, Master Bath(s), Pantry, Recessed Lighting, Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds
Parking Concrete Driveway
of Garages 2
Garages Garage - Front Entry, Garage Door Opener, Inside Access, Oversized
View Garden/Lawn, Panoramic, Pond
Has Pool Yes

Interior

Interior Features Floor Plan-Open
Appliances Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Energy Star Appliances, Exhaust Fan, Freezer, Icemaker, Oven-Self Cleaning, Oven-Wall, Oven/Range-Gas, Range hood, Refrigerator, Stainless Steel Appliances, Washer, Water Dispenser, Water Heater, Water Heater - Tankless
Heating Forced Air, Heat Pump(s)
Cooling Central A/C, Ceiling Fan(s)
Fireplace Yes
of Fireplaces 1
Fireplaces Gas/Propane, Mantel(s), Stone
of Stories 1
Stories 1 Story

Exterior

Exterior Frame, Vinyl Siding
Exterior Features Extensive Hardscape, Exterior Lighting, Lawn Sprinkler, Outside Shower, Street Lights, Water Fountains, Deck(s), Porch-enclosed, Patio, Porch(es), Roof Deck, Porch-screened
Lot Description Bcks-Opn Comm, Corner Lot, Front Yard, Landscaping, Pond, Rear Yard, SideYard(s)
Windows Double Pane, Screens
Roof Architectural Shingle, Pitched
Foundation Crawl Space

School Information

District	INDIAN RIVER
Elementary	LORD BALTIMORE
Middle	SELBYVILLE
High	INDIAN RIVER

Additional Information

Date Listed	February 8th, 2024
Days on Market	47
Zoning	MR
HOA Fees	200.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Northrop Realty
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