

# \$615,000 - 31030 Starling Rd #110d, Ocean View

MLS® #DESU2055638

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## \$615,000

3 Bedroom, 2.50 Bathroom, 3,000 sqft  
Condo/Townhome on 0 Acres

BAY FOREST CLUB, Ocean View, DE

Spacious 3 BD/2.5 BA End Unit Townhome with 2 Large Lofts and a 2 Car Garage backs to pond & fountain (wait till you see herons fishing in that pond from your Sun Room!) in Award-Winning Bay Forest. Partial brick front. Leaded glass front door with transom window and storm door opens to gleaming wood floors in a Great Room that features a Cathedral Ceiling, Dormer Window and elegant Natural Gas Fireplace. The Great Room views two upstairs Lofts while flowing with that same gleaming wood flooring - into an elegant Dining Area that boasts crown molding, chair rail molding, Plantation Shutters and a pass-through to the Kitchen beyond. The Dining Room also features a closet and a Powder Room beside the entry to the Kitchen. In the Kitchen, you'll find a premium tile floor, upgraded stainless steel appliances, a hood vent that vents outdoors above the electric cooktop, a backsplash, pantry and a large, granite-topped Island that can seat up to five for informal snacks & meals. There's also a tray ceiling and lots of light from recessed lighting fixtures. A large Den or Breakfast Room just beyond the Kitchen opens into a 3 Season Room through French doors while looking out onto a large Paver Patio and the Pond & Fountain beyond. There's a Powder Room right off the Kitchen. The Primary Bedroom Suite also views the 3 Season Room and Pond beyond while featuring W2W Berber carpet, a tray ceiling, ceiling fan, large walk-in closet, and



bright Primary Bath with double vanity, stall shower and tile floor. Upstairs, 2 Lofts with Berber carpet overlook the Great Room. 2 Guest BDs with Berber carpet & ceiling fans overlook the Pond & lawns outdoors. There's also a Guest Bath with tub shower and a Utility & Storage Room. Beautiful window treatments throughout! Laundry Room with cabinetry adjacent to 2 Car Garage featuring an epoxy deck and storage solutions. Paver walk at side of driveway, with paver edge to lovely landscaping, proceeds along the side of the house to trash & recyclables storage and then on to an Outdoor Shower and the Paver Patio out back. A rear door from the 2 Car Garage opens onto this paver walk for easy access to both the trash & recyclables storage, Outdoor Shower and beyond. Too many more features and upgrades to list here. New Owner Capital Contribution: \$1,916. \$445 annual charge for water/sewer infrastructure. The National Association of Home Builders (NAHB) named Bay Forest a Platinum Award Winning "Best in American Living" community in 2019 as a community that "maximized water and green spaces and created a nice sense of micro-communities inside the natural habitat. [Bay Forest Club] has a lovely pool and resort-like amenities and the outside of the (Recreation) Barn is spectacular." So come enjoy our clubhouse with its lounge, grille, game room, Women's & Men's lockers opening to 3 pools (Lazy River!). And our 4 tennis courts (easily reconfigured for pickleball) & tennis pavilion, outdoor basketball nets, children's play areas, putting green, bocce lawns, horseshoe pits, volleyball space & fire pit. Not to mention Bay Forest's incredible Recreation 'Barn' which accommodates a basketball court or three pickleball courts or 450 guests for New Years Eve and other celebrations! The Barn opens to a Great Lawn, two new pools & a new exercise facility featuring a gym, a dance/yoga studio

(w/ resilient floors), Men's & Women's changing rooms & beautiful gathering spaces. Don't forget the Kayak Launch w/ kayak storage & expansive Indian River Bay & Bay Bridge views. Or the Herb Garden. Or the Summer Beach Shuttle. Enjoy amazing Salt Marsh views from our wooden Shearwater Drive Bridge crossing directly over Collins Creek to the Recreation Barn, Pools & Gym. 15+ Miles sidewalks. 5 Miles Bethany Beach. 2-YR-HOME-WARRANTY (\$1,200 VALUE!). PRICED 2 SELL! So if you want to live in a Platinum Award-Winning "Best in American Living" community, join us here in Bay Forest Club! Must See, Priced to Sell!

Built in 2007

### **Essential Information**

MLS® #	DESU2055638
Price	\$615,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,000
Acres	0.00
Year Built	2007
Type	Condo/Townhome
Sub-Type	Condo, End of Row/Townhouse
Style	Coastal, Contemporary, Villa
Status	Closed

### **Community Information**

Address	31030 Starling Rd #110d
Area	Baltimore Hundred (31001)
Subdivision	BAY FOREST CLUB
City	Ocean View
County	SUSSEX-DE
State	DE

Zip Code 19970  
Sussex Delaware Quadrant Between Rt 1 & 113

### **Amenities**

Amenities Attic, Carpet, CeilingFan(s), Chair Railing, Crown Molding, Entry Lvl BR, Master Bath(s), Recessed Lighting, Stall Shower, Tub Shower, Upgraded Countertops, Wainscotting, Walk-in Closet(s), Shades/Blinds, Wood Floors, Stain/Lead Glass

Utilities Cable TV Available, Electric Available, Natural Gas Available, Phone Available, Sewer Available, Under Ground, Water Available

Parking Asphalt Driveway, Paved Parking

# of Garages 2

Garages Built In, Garage - Front Entry, Garage Door Opener, Inside Access, Other

View Garden/Lawn, Trees/Woods, Pond

Has Pool Yes

### **Interior**

Interior Features Floor Plan-Open

Appliances Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Dryer - Electric, Dryer-front loading, Energy Star Appliances, Exhaust Fan, Humidifier, Oven-Self Cleaning, Oven-Single, Oven-Wall, Range hood, Refrigerator, Stainless Steel Appliances, Washer, Water Heater

Heating Central, Forced Air, Baseboard - Electric, Zoned, Humidifier

Cooling Central A/C, Ceiling Fan(s), Zoned

Fireplace Yes

# of Fireplaces 1

Fireplaces Fireplace - Glass Doors, Gas/Propane, Mantel(s), Screen

# of Stories 2

Stories 2 Story

### **Exterior**

Exterior Brick Front, Frame, Vinyl Siding

Exterior Features Extensive Hardscape, Exterior Lighting, Outside Shower, Sidewalks, Street Lights, Udrgrd Lwn Sprnklr, Porch-enclosed, Patio, Porch(es), Roof Deck, Porch-screened

Lot Description Front Yard, Landscaping, Level, Rear Yard, SideYard(s), Pond, Zero Lot Line

Windows Double Pane, Energy Efficient, Insulated, Screens, Sliding, Transom

Roof Architectural Shingle, Asphalt

Foundation            Slab

## **School Information**

District                INDIAN RIVER

## **Additional Information**

Date Listed            February 16th, 2024

Days on Market       84

Zoning                 MR

HOA Fees              299.00

HOA Fees Freq.       Monthly

## **Listing Details**

Listing Office         Long & Foster Real Estate, Inc.

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Listing information last updated on July 22nd, 2024 at 5:15am EDT