

\$1,000,000 - 37400 Bella Via Way, Ocean View

MLS® #DESU2056556

\$1,000,000

4 Bedroom, 4.50 Bathroom, 5,000 sqft
Single Family on 0 Acres

RESERVES, Ocean View, DE

Live in affordable coastal elegance in this incredibly spacious custom-crafted 4 bedroom, 4.5 bath beauty that offers endless possibilities to tailor the space to suit your lifestyle, whether you seek relaxation, entertainment, or coastal adventure. As you arrive on the circular hard-scaped drive, covered with a beautiful Portico offering shelter below and a large outdoor living space above, youâ€™re greeted by an atmosphere of warmth that makes you feel right at home. Stone steps lead into the bright foyer, off-centered with a curved cherry staircase sitting on a sea of beautiful Brazilian cherry hardwoods, with a lift-enabled chandelier perched high above. The well-appointed gourmet kitchen with Jenn Air appliances, two dishwashers, and a large spacious island inspires gatherings that flow seamlessly into the large bright dining room. In the sunlit living area, french doors bookend the gas fireplace providing dual access to the outdoors. Off of the main living area, the primary bedroom suite, with a beautiful custom closet, boasts a double-sided stone fireplace to add luxury while relaxing in your jacuzzi bath or enjoying a rejuvenating multi-head rain shower. If you are looking for spacious rooms, upstairs find three ensuite bedrooms that offer privacy and comfort, one with a Rapunzel Balcony adding charm and character. And, a versatile bonus room offers flexibility whether you crave a home office, a fitness studio, or a cozy media room. Adjacent, an open loft effortlessly transforms into a game room or



entertainment area with access to that large outdoor balcony overlooking the pond-enhanced landscape setting the stage for memories that will last a lifetime. Call to request the endless list of features, including geothermal heat, central vac, surround sound, and more. HOA is optional! Situated just behind Bear Trap Dunes, investors can only imagine the potential of a high-end luxurious golf/beach rental. Overall, this property offers a combination of luxury, comfort, and convenience in a prime location just 2-½ miles from the beach.

Built in 2005

Essential Information

MLS® #	DESU2056556
Price	\$1,000,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	5,000
Acres	0.35
Year Built	2005
Type	Single Family
Sub-Type	Detached
Style	Mediterranean
Status	Closed

Community Information

Address	37400 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	Built-Ins, Carpet, CeilingFan(s), Chair Railing, Crown Molding, Curved Staircase, Entry Lvl BR, Formal/Separate Dining Room, Master Bath(s), Recessed Lighting, Skylight(s), Upgraded Countertops, Walk-in Closet(s), Wpool Jets, Shades/Blinds
Parking	Brick Driveway, DW - Circular, Lighted Parking
# of Garages	2
Garages	Covered Parking, Garage - Front Entry, Garage Door Opener, Inside Access
View	Courtyard, Garden/Lawn, Street, Trees/Woods
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Dryer - Electric, Dryer-front loading, Oven-Self Cleaning, Oven-Wall, Oven/Range-Gas, Washer, Water Heater - Tankless
Heating	Hot Water
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Fireplace - Glass Doors, Gas/Propane, Mantel(s), Marble, Stone
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame, Stone
Exterior Features	BBQ Grill, Extensive Hardscape, Exterior Lighting, Flood Lights, Outbuilding Apartment, Balconies-Multiple, Deck(s)
Lot Description	Backs to Trees, Cul-de-sac, Landscaping, Level, Rear Yard, SideYard(s)
Windows	Double Pane, Energy Efficient, Insulated, Palladian, Screens, Skylights
Roof	Pitched, Shingle
Foundation	Crawl Space

School Information

District	INDIAN RIVER
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Additional Information

Date Listed	April 20th, 2024
Days on Market	2

Zoning

TN

Listing Details

Listing Office

Coldwell Banker Realty

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Listing information last updated on July 22nd, 2024 at 8:15am EDT