

# \$444,000 - 36525 Palm Dr #5106, Rehoboth Beach

MLS® #DESU2057640

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## \$444,000

3 Bedroom, 2.00 Bathroom, 1,426 sqft  
Condo/Townhome on 0 Acres

PALMS OF REHOBOTH, Rehoboth Beach, DE

This summer, maximize your enjoyment by avoiding the stress of traffic and delays at this conveniently situated address. The Palms of Rehoboth is located just under  $\frac{3}{4}$  mile from turn for the avenue into Rehoboth off of Coastal Highway. A plethora of restaurants, outlet shopping, a gourmet grocery store, water park, and the premier seasonal event venue, Schellville, are all at your doorstep. There is a crosswalk directly in front of the community leading to easy access to the Junction and Breakwater Bike Trail that will take you directly into Rehoboth or also to Lewes and Cape Henlopen State Park.

This cool and chic 3-bedroom 2-bath first floor unit is spectacular. Large bedrooms allow for sleeping up to 10 or more. Recent updates to the kitchen and baths as well as flooring and an eye for style makes this unit the one not to be missed. A large open kitchen-living area is big enough for large gatherings.

Home is lovingly decorated and is being offered fully furnished. Kitchen features enchanting granite countertops along with breakfast bar. The large deep double-sided stainless sink and stainless appliances make preparing meals a breeze. Kitchen is fully equipped with small appliances, all plates, pots, pans, and utensils. A large dining table offers plenty of space for enjoying gatherings. The living space features a wonderful relaxing area for watching tv, enjoying a book or just



resting after a fun-filled day. The home will convey with 3 televisions.

Adding to the enjoyment, the home features a screened in porch with dining table as well as a covered patio perfect for grilling. Outdoor activities can be enjoyed in the backyard area as well as large open lawn area to the side of the property.

Once you are done enjoying the beaches or boardwalk, come home to the Palms of Rehoboth. The community offers open lawns, picturesque ponds with fountain and a lovely swimming pool. All exterior maintenance is taken care of by the association. Community has large parking lot and bike racks. A carefree community offering location, ease of ownership and convenience. Relax, you are at the beach!

Investors take note. This property has proven to be a strong rental. Due to its quick access to Rehoboth Beach, the property rents extremely well in season. Add in the fact that it is directly across the street from the Schellville holiday venue, rentals off season are at a premium. Seller will share all rental data and information if new buyers wish to continue earning rental income. The 2024 season does have many weeks already rented.

Built in 2003

### **Essential Information**

MLS® #	DESU2057640
Price	\$444,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,426
Acres	0.00

Year Built	2003
Type	Condo/Townhome
Sub-Type	Condo, Unit/Flat/Apartment, Garden 1 - 4 Floors
Style	Other
Status	Closed

### Community Information

Address	36525 Palm Dr #5106
Area	Lewes Rehoboth Hundred (31009)
Subdivision	PALMS OF REHOBOTH
City	Rehoboth Beach
County	SUSSEX-DE
State	DE
Zip Code	19971
Sussex Delaware Quadrant	Between Rt 1 & 113

### Amenities

Has Pool	Yes
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### Interior

Heating	Heat Pump - Electric BackUp
Cooling	Central A/C
# of Stories	1
Stories	1 Story

### Exterior

Exterior	Vinyl Siding
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### School Information

District	CAPE HENLOPEN
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### Additional Information

Date Listed	March 15th, 2024
Days on Market	5
Zoning	RES

### Listing Details

Listing Office	Keller Williams Realty
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Listing information last updated on July 27th, 2024 at 8:15pm EDT