

# \$1,363,913 - 31623 Charley's Run, Bethany Beach

MLS® #DESU2058538

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## \$1,363,913

3 Bedroom, 2.50 Bathroom, 2,533 sqft  
Residential on 1 Acres

OSPREY WATCH, Bethany Beach, DE

Welcome to Osprey Watch on the Salt Pond!  
This small community consists of five home sites and is nestled on the Salt Pond in a quiet private setting where you can bird watch and enjoy sunrise. Located just minutes away from Bethany Beach boardwalk, ocean, restaurants, and attractions. This lot is .58 acres and located two lots back from the Salt Pond. Beautiful quality custom home by CRX construction. Beautiful finishes and great views of ! Start enjoying the Bethany Beach lifestyle today!



Built in 2024

## Essential Information

MLS® #	DESU2058538
Price	\$1,363,913
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,533
Acres	0.58
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Coastal
Status	Closed

## Community Information

Address 31623 Charley's Run  
Area Baltimore Hundred (31001)  
Subdivision OSPREY WATCH  
City Bethany Beach  
County SUSSEX-DE  
State DE  
Zip Code 19930  
Sussex Delaware Quadrant Between Rt 1 & 113

### **Amenities**

# of Garages 3  
Garages Garage Door Opener  
View Pond

### **Interior**

Appliances Stainless Steel Appliances  
Heating Heat Pump(s)  
Cooling Central A/C  
# of Stories 2  
Stories 2 Story

### **Exterior**

Exterior Features Deck(s), Patio, Porch(es)  
Roof Architectural Shingle  
Foundation Crawl Space

### **School Information**

District INDIAN RIVER

### **Additional Information**

Date Listed April 3rd, 2024  
Days on Market 1  
Zoning MR  
HOA Fees 500.00  
HOA Fees Freq. Annually

### **Listing Details**

Listing Office Monument Sotheby's International Realty

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