

# \$625,000 - 22574 Grebe Ln, Ocean View

MLS® #DESU2061334

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## \$625,000

3 Bedroom, 2.50 Bathroom, 2,600 sqft  
Condo/Townhome on 0 Acres

BAY FOREST CLUB, Ocean View, DE

Welcome to your own personal paradise located in the incredible community of Bay Forest in Ocean View! This stunning Monacacy Villa is everything you could dream of and then some... Just a short distance from the beach areas, many delicious restaurants, and plenty of outdoor amenities, you'll never have a dull moment living here in Bay Forest.

As you Step inside this luxurious Villa, you will be amazed by the open floor plan and high-end finishes throughout. With 3 bedrooms and 2.5 baths, there's plenty of space for your family and guests to relax and unwind. The very spacious custom 16 x 12, 3 season rm is one of the highlights of the home, offering panoramic views of the picturesque pond setting with 3 fountains & abundant wildlife.

Enjoy the porch or the custom hardscape patio for your enjoyment and relaxing. Imagine sipping your morning coffee as you watch the sunrise over the water, or enjoying a glass of wine in the evening as the fountains glisten in the moonlight.

The layout of this home is simply perfect, with an open and spacious living area with a gas fireplace, gourmet kitchen, and elegant dining area that all flow seamlessly together. The master suite is a true retreat, separate spacious sink areas, with tub & Shower, a large walk-in closet where you can soak away the stresses of the day. Don't miss all of the extra storage throughout this home including the great walk-in attic storage upstairs!



Outside, the Villa is surrounded by lush landscaping, meticulously maintained by the association and plenty of outdoor space to enjoy. Whether you want to take a leisurely stroll around the neighborhood or relax on your private patio, there's no shortage of ways to soak up the beauty of the coastal Bay Forest community.

Within the Bay Forest community you can choose from two spectacular pool & recreation locations – one with a lazy river, splash zone and many other fun features. Enjoy the fitness facilities, garden center, paved jogging/walking path, outdoor basketball & community pier with kayak/SUP board storage with great water access to a beautiful creek off the Indian River. The Indoor facility has a full basketball court & also can be used for pickleball for your pleasure. In addition a day at the beach is stress-free with the Bay Forest beach shuttle which delivers and picks up right in downtown Bethany! Nearby for other fun, you will find the Holts Landing State Park, many excellent restaurants, several grocery stores, and lots of medical facilities! Whether you are full-time or on vacation, this property and community is just what you are looking for!!

Don't miss your chance to own this beautiful villa and experience the ultimate in coastal living. Schedule a showing today and make this dream home yours!

Built in 2016

### **Essential Information**

MLS® #	DESU2061334
Price	\$625,000
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	2,600
Acres	0.10
Year Built	2016
Type	Condo/Townhome
Sub-Type	Interior Row/Townhouse
Style	Coastal, Contemporary, Villa
Status	Closed

### Community Information

Address	22574 Grebe Ln
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	Bar, Butlers Pantry, Carpet, CeilingFan(s), Entry Lvl BR, Master Bath(s), Recessed Lighting, Sprinkler System, Upgraded Countertops, Walk-in Closet(s), Wood Floors
Utilities	Cable TV Available, Natural Gas Available, Phone Available, Sewer Available
# of Garages	1
Garages	Garage - Front Entry
View	Pond, Trees/Woods, Water
Has Pool	Yes

### Interior

Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer - Electric, Energy Star Appliances, Exhaust Fan, Microwave, Oven-Self Cleaning, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Washer, Water Heater - Tankless
Heating	90% Forced Air, Central, Programmable Thermostat
Cooling	Central A/C
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

### **Exterior**

Exterior	Frame
Exterior Features	Extensive Hardscape, Exterior Lighting, Gutter System, Sidewalks, Patio, Porch(es), Porch-screened
Windows	Energy Efficient, Screens
Roof	Architectural Shingle, Asphalt
Foundation	Slab

### **School Information**

District	INDIAN RIVER
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### **Additional Information**

Date Listed	May 10th, 2024
Days on Market	14
Zoning	MR
HOA Fees	434.00
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	Berkshire Hathaway HomeServices PenFed Realty - OP
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Listing information last updated on August 24th, 2024 at 10:03am EDT