

# \$1,349,895 - 413 Periwinkle Rd, South Bethany

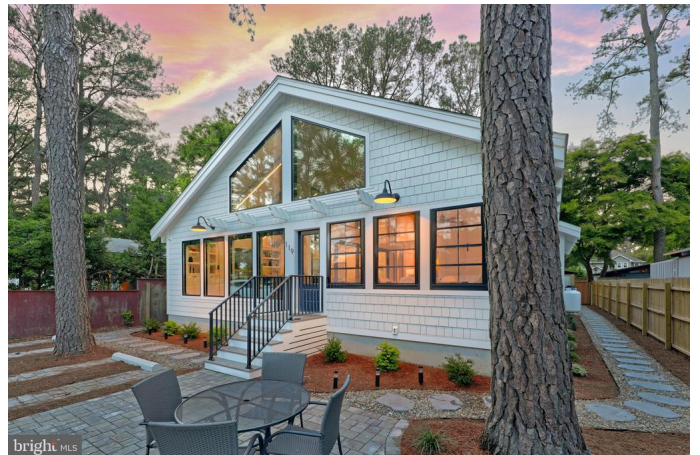
MLS® #DESU2044708

**\$1,349,895**

4 Bedroom, 2.50 Bathroom, 2,300 sqft  
Residential on 0 Acres

CAT HILL, South Bethany, DE

Thoughtfully designed to-be-built custom home located in the highly coveted community of Cat Hill in South Bethany! Ideally located only four blocks from the ocean on a quiet cul-de-sac street offering the ultimate in privacy. Classic beach home design by local custom home builder, CRX construction offering high-end design elements and beautiful finishes throughout. This home is based on the original Windjammer series that was prevalent in the 50's and 60's in Coastal Delaware. Developed with modern efficiency and standards, it packs everything you need into a 2,300 square foot home. The house features 4 bedrooms, 2 1/2 baths, open living and kitchen area, and a generous screened porch that can easily be converted to a 3-season room. The kitchen features a hidden pantry and a large island that can comfortably seat six. The main living space features a 16' sliding glass door that makes blending indoor and outdoor living seamless. The entire house has vaulted ceilings that lend an airy feel to the cottage and makes it feel spacious. Customize this house to suit your lifestyle and enjoy beach living at its best! Spend the day at the beach or launch your kayak or paddle board at the community launch area on the Assawoman Canal. Located just a short walk to the beach, boardwalk, and restaurants. Lot available with no builder tie-in for \$599,900. Do not miss out on this opportunity to build your dream home and enjoy all the attractions the area has to offer. Rental investment analysis is available



upon request. Call for more information and experience coastal living at its finest!

### **Essential Information**

MLS® #	DESU2044708
Price	\$1,349,895
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,300
Acres	0.12
Type	Residential
Sub-Type	Detached
Style	Contemporary, Coastal
Status	Active
Tax Year	2022
Annual Tax Amount	\$205

### **Community Information**

Address	413 Periwinkle Rd
Area	Baltimore Hundred (31001)
Subdivision	CAT HILL
City	South Bethany
County	SUSSEX-DE
State	DE
Zip Code	19930
Within City Limits	Yes
Sussex Delaware Quadrant	Between Rt 1 & 113

### **Amenities**

Amenities	Air Filter System, CeilingFan(s), Entry Lvl BR, Recessed Lighting, Exposed Beams
Utilities	Propane, Phone
View	Trees/Woods

### **Interior**

Interior Features	Floor Plan-Open
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Appliances	Cooktop, Dishwasher, Energy Star Appliances, Exhaust Fan, Freezer, Icemaker, Microwave, Stainless Steel Appliances, Water Heater
Heating	Forced Air, Heat Pump(s)
Cooling	Zoned, Heat Pump(s)
# of Stories	1
Stories	1 Story

## Exterior

Exterior	Composition, Shake
Exterior Features	Exterior Lighting, Deck(s), Porch-screened
Lot Description	Cul-de-sac, Trees/Wooded
Windows	Energy Efficient, Sliding
Roof	Architectural Shingle
Foundation	Concrete Perimeter, Crawl Space

## School Information

District	INDIAN RIVER
Elementary	LORD BALTIMORE
High	SUSSEX CENTRAL

## Additional Information

Date Listed	July 19th, 2023
Days on Market	353
Zoning	TN

## Listing Details

Listing Office	Monument Sotheby's International Realty
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Listing information last updated on July 5th, 2024 at 3:30pm EDT