

# \$779,907 - 36115 Watch Hill Rd, Frankford

MLS® #DESU2047704

**\$779,907**

5 Bedroom, 3.00 Bathroom, 2,922 sqft  
Single Family on 0 Acres

THE ESTUARY, Frankford, DE

The 2 story Wilmington model 5 bedroom home has every upgrade imaginable including beautiful hand scraped varied width hardwood flooring throughout the main living areas, crown molding, top of the line gourmet kitchen with a flipped layout, maximizing the pond views outside, stainless steel appliances, 5 burner gas cook top, double oven, corner pantry, coffee bar, handsome subway tile backsplash, and granite counters. this open and inviting floor plan includes lots of windows for natural light, newer sliding glass heavy duty door with blinds in glass, lovely gas fireplace, and upgraded lighting fixtures throughout. The first floor primary suite has coffered ceilings with accent lighting, upgraded carpeting, and private bath suite featuring extra large walk in shower, dual vanities, with dressing seat and beautiful granite. The entry level also has two additional bedrooms at the end of the hall, one with a nice walk in closet, that share a hall bath with double sinks and tub/shower. Upon ascending the gleaming wooden stairs you reach the second floor loft den with pond views. At either end of the hall are two additional guest rooms, one with a walk-in closet, and a shared bathroom with shower. Back downstairs you can enjoy the peaceful pond views on the large screened porch. This premium lot has a huge side yard and open space too. The Estuary has some of the best amenities available including a huge pool with lap area, sunbathing deck over looking the wrap around pond, kiddie pool, fire pit and



lounge/ bar area under a pavilion, huge club house with fitness center and lounge areas, grilling area, kayak storage, pickle ball courts, putting green, a seasonal beach shuttle, and so much more. An additional pool and club house is also planned for the future. Come and enjoy the resort lifestyle at this stellar community!!!

Built in 2018

### Essential Information

MLS® #	DESU2047704
Price	\$779,907
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,922
Acres	0.29
Year Built	2018
Type	Single Family
Sub-Type	Detached
Style	Coastal
Status	Active
Tax Year	2023
Annual Tax Amount	\$1,435

### Community Information

Address	36115 Watch Hill Rd
Area	Baltimore Hundred (31001)
Subdivision	THE ESTUARY
City	Frankford
County	SUSSEX-DE
State	DE
Zip Code	19945
Sussex Delaware Quadrant Between Rt 1 & 113	

### Amenities

Amenities	Carpet, CeilingFan(s), Crown Molding, Entry Lvl BR, Pantry, Recessed
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	Lighting, Upgraded Countertops, Walk-in Closet(s), Wet Bar/Bar, Wood Floors
Utilities	Cable TV, Propane
Parking	Paved Driveway
# of Garages	2
Garages	Garage Door Opener
View	Pond
Is Waterfront	Yes
Waterfront	Pond
Has Pool	Yes

## Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer - Electric, Energy Star Appliances, Exhaust Fan, Oven-Double, Refrigerator, Stainless Steel Appliances, Washer, Water Heater - High-Efficiency
Heating	Forced Air, Heat Pump - Electric BackUp
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Mantel(s)
# of Stories	2
Stories	2 Story

## Exterior

Exterior	Vinyl Siding, Shake, Stone
Exterior Features	Exterior Lighting, Gutter System, Lawn Sprinkler, Sidewalks, Udrgrd Lwn Sprnklr
Lot Description	Adjoins - Open Space, Corner Lot, Cleared, Pond, SideYard(s)
Windows	Double Hung, ENERGY STAR Qualified, Insulated, Screens
Roof	Asbestos Shingle
Foundation	Crawl Space, Concrete Perimeter

## School Information

District	INDIAN RIVER
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## Additional Information

Date Listed	September 11th, 2023
Days on Market	145

Zoning	RESIDENTIAL
HOA Fees	825.00
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Long & Foster Real Estate, Inc.
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Listing information last updated on July 27th, 2024 at 11:46am EDT