# \$1,375,000 - 138 A&b S Washington Ave, Lewes

MLS® #DESU2049506

## \$1,375,000

4 Bedroom, 3.00 Bathroom, 2,400 sqft Residential on 0 Acres

NONE AVAILABLE, Lewes, DE

THE ESTIMATED SQFT IS 1,200 PER UNIT. SELLERS ARE CURRENTLY LIVING IN UNIT B AND THE DUPLEX CAN NOT BE COMBINED TO FORM ONE HOME... Introducing a beautifully renovated duplex spanning a generous 2,400 sq ft, perfectly nestled in a prime location that's just steps away from tantalizing restaurants and a mere few minutes' stroll to downtown Lewes. This property seamlessly blends contemporary upgrades with timeless charm, boasting two distinct units, each promising privacy with their own dedicated entrances. \*\*Unit A\*\*: Delight in the classic touch of a welcoming front porch â€" the perfect spot to sip morning coffee while soaking up the coastal ambiance. Inside, well-proportioned rooms and modern fixtures ensure comfort at every turn. This unit contains 2 bedrooms and 1.5 baths. \*\*Unit B\*\*: A more intimate experience awaits, with a fully enclosed porch framed by panoramic windows, beckoning natural light to flood the interiors. Ascend to find a deck stemming from the master bedroom, offering sweeping views and a serene spot to enjoy balmy evenings. This unit also contains 2 bedrooms and 1.5 baths. - Within the heart of each unit lies a kitchen that has undergone a thoughtful and functional renovation. Modern amenities meet chic design, featuring state-of-the-art appliances, sleek countertops, and ample cabinetry, ensuring culinary adventures are both effortless and enjoyable. For those who cherish outdoor living, a private backyard





presents a canvas for alfresco dining, sun-soaked relaxation, or a playground for the little ones. Lifestyle enthusiasts will revel in the close proximity to a picturesque bike/walking trail, ensuring your weekends are packed with adventure, be it a casual stroll or an energizing bike ride. This property is an incredible opportunity for discerning buyers seeking a primary beach home with a twist – live in one unit, and let the other generate rental income. Moreover, investors with a keen eye will recognize the potential to optimize returns by renting out both units in this highly sought-after locale. Dive into a life of coastal luxury and smart investment with this exquisite duplex!

#### Built in 1978

### **Essential Information**

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Price \$1,375,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 2

Square Footage 2,400

Acres 0.10

Year Built 1978

Type Residential

Sub-Type Detached

Style Colonial

Status Active

Tax Year 2022

Annual Tax Amount\$1,906

## **Community Information**

Address 138 A&b S Washington Ave

Area Lewes Rehoboth Hundred (31009)

Subdivision NONE AVAILABLE

City Lewes

County SUSSEX-DE

State DE

Zip Code 19958

Within City Limits Yes

Sussex Delaware Quadrant East of Rt 1

#### Interior

Heating Heat Pump - Electric BackUp

Cooling Central A/C

Fireplace Yes

# of Fireplaces 2

Fireplaces Wood, Gas/Propane

# of Stories 2

Stories 2 Story

## **Exterior**

Exterior Vinyl Siding, Cedar Siding

Exterior Features Outbuilding Apartment, Deck(s), Porch(es), Fenced-Partially,

Porch-screened

Windows Screens

Roof Shingle, Asphalt

Foundation Block, Crawl Space

#### **School Information**

District CAPE HENLOPEN

High CAPE HENLOPEN

#### Additional Information

Date Listed November 1st, 2023

Days on Market 245

Zoning TN

## **Listing Details**

Listing Office Coldwell Banker Realty

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