

\$640,000 - 30640 Lednum Dr, Frankford

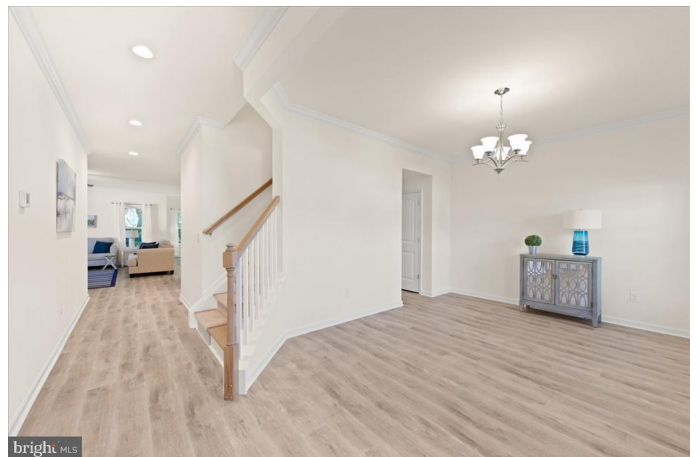
MLS® #DESU2056338

\$640,000

4 Bedroom, 3.00 Bathroom, 2,950 sqft
Residential on 0 Acres

APPLE ARBOR, Frankford, DE

Surrounded by nature, yet close to it all - Apple Arbor is an exclusive, quiet community of 14 homes just 2.5 miles to Bethany Beach. It is situated across from the the Assawoman Wildlife Area, a protected area safe from future development. This like-new property is set on a private, premium wooded lot and was gently used as a vacation home (never rented). The spacious open-concept home was designed after the model with numerous upgrades, and has ample room for guests with nearly 3,000 SF. Step inside and sense the coastal vibe throughout with the light, soothing colors of sand and driftwood. The luxury vinyl plank flooring (great for sandy feet) flows through the first floor with crown molding throughout. The large, gourmet kitchen is a dream for the chef, with upgraded cabinets, stainless steel appliances and elegant granite countertops; seating for 4 at the large island allows you to talk to your guests while you cook! Enjoy dinner outside on the composite-deck screened porch with upgraded French doors, or the expanded back patio. Curl up in the expanded kitchen nook with dramatic arched window, enjoying views of the trees and nature from the entire room. So many places to relax and entertain after a day at the beach! The home also features a large first-floor primary bedroom suite with window upgrades, a unique barn door and 2 walk-in closets. The bath will make you feel as if you're still at the beach with the special sparkling sea and sand quartz countertop, maple cabinets and



dual sinks. The first floor is completed with a bright dining room, 2 additional bedrooms and another full bath with quartz counters and added window over the tub-shower. Upstairs is spacious - up the washed-oak stairs is another bedroom, full bathroom with quartz countertop, a bonus room and flex/loft area. Let your imagination or family needs help you decide what to do with this added space - home office, 5th bedroom, or playroom are all possibilities. In addition, the property is highly insulated (low heat & air bills) and includes multiple high energy-efficient features including low-E windows, high efficiency electric heat with gas backup and conditioned crawl space. Generous recessed LED lighting, custom window blinds, coordinating ceiling fans are also already included. Water the lawn to your hearts delight (no water bills!) with the water well and irrigation system, and also enjoy the fresh water from the whole-house water conditioning system. These upgrades, totaling over \$150,000, have been made to the builder's base price, something to keep in mind if you're considering new construction. (See attached upgrades list).

Literally, all you'd have to do is move in! Schedule your showing - and take the next step toward your dream of beach living, and enjoy all the Quiet Resorts have to offer â€“ pure air, beaches, bays, state parks and restaurants.

Disclosure: One of the sales agents is the seller. (Note: Most furnishings are available for purchase under separate agreement to make this a turn-key home to start your beach life right away).

Built in 2021

Essential Information

MLS® #	DESU2056338
Price	\$640,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,950
Acres	0.25
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Coastal, Craftsman
Status	Active
Tax Year	2023
Annual Tax Amount	\$1,260

Community Information

Address	30640 Lednum Dr
Area	Baltimore Hundred (31001)
Subdivision	APPLE ARBOR
City	Frankford
County	SUSSEX-DE
State	DE
Zip Code	19945
Sussex Delaware Quadrant	Between Rt 1 & 113

Amenities

Amenities	Carpet, Ceiling Fan(s), Crown Molding, Entry Lvl BR, Master Bath(s), Recessed Lighting, Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Water Treat System, Shades/Blinds
Parking	Concrete Driveway
# of Garages	2
Garages	Additional Storage Area, Covered Parking, Garage - Front Entry, Garage Door Opener, Inside Access

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Energy Star Appliances, Microwave, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances, Washer, Water Heater
Heating	Forced Air, Heat Pump - Gas BackUp
Cooling	Central A/C

# of Stories	2
Stories	2 Story

Exterior

Exterior	Concrete/Block, Shingle, Vinyl Siding
Exterior Features	Lawn Sprinkler, Patio, Porch(es), Porch-screened
Windows	Energy Efficient, Low-E, Vinyl Clad
Roof	Shingle
Foundation	Crawl Space

School Information

District	INDIAN RIVER
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Additional Information

Date Listed	February 22nd, 2024
Days on Market	132
Zoning	RESI
HOA Fees	150.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	BHHS Fox & Roach-Chadds Ford
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Listing information last updated on July 3rd, 2024 at 1:03am EDT