

\$798,000 - 23401 Boat Dock Dr E, Lewes

MLS® #DESU2056738

\$798,000

3 Bedroom, 2.00 Bathroom, 2,215 sqft
Residential on 0 Acres

ANGOLA BY THE BAY, Lewes, DE

Marina Bliss: Your Dream waterview Home in Angola by the Bay!

Step into a world of coastal elegance with this stunning 3-bedroom haven, perfectly positioned in the premier-gated community of Angola by the Bay. This waterfront gem not only backs onto the marina but also unveils captivating views of Herring Creek from its expansive back and side decks.

Waterfront Paradise: Immerse yourself in a boat lover's paradise, where the marina becomes an extension of your backyard, offering water views and direct access to the nautical wonders of Herring Creek.

This residence, nestled on a double lot with only one assessment, is your passport to beach living. With tasteful updates throughout, just grab your flip-flops and indulge in the epitome of move-in readiness.

Versatile Living Spaces: Discover a well-designed layout featuring a full lower level with two generous bedrooms, a full bath, and a cozy living room with a fireplace. The upper level showcases a modern kitchen, dining room, another spacious living room, a large bedroom, and a full bath.

Entertainment Oasis: The wrap-around deck envelops the home, providing ample space to entertain while soaking in breathtaking water views and enjoying spectacular sunsets.

This property is a haven for those seeking a low-maintenance lifestyle, featuring updated



paint, newer windows and lighting, updated flooring, and updated bathrooms.

It's an Outdoor Enthusiast's Paradise:

Backed by the "Marina trail," you have immediate access to the network of trails, leading to the community park, basketball and pickle-ball courts, and the inviting pool. Bike to the pool or pickleball areas with ease.

The Community Amenities:

Angola by the Bay offers an array of amenities, from saltwater pools and walking trails to Bocce lanes, tennis, pickleball, and basketball courts. The private marina, boat slips, boat ramp, pavilion, clubhouse, and community center ensure a lifestyle of comfort and recreation.

Weekend Retreat or Year-Round Oasis:

Whether you seek a weekend retreat or a year-round haven, Angola by the Bay caters to all your desires. Indulge in poolside relaxation, launch your kayak into Herring Creek, fish or crab from private piers, or explore the vibrant community farmers market every Thursday.

It's Active Community Lifestyle:

Engage in a vibrant community with events ranging from fishing tournaments, concerts in the park, to adult potlucks and family-friendly gatherings. Join social groups like the Boaters, Sea Gals, and the "Owls." Book club, Kayak paddle group, Mahjong, pickleball and walking and yoga groups.

The Beach Life Awaits you head to this waterfront paradise in Lewes, Delaware. Embrace the salty life, where every day feels like a vacation!

Built in 1974

Essential Information

MLS® #	DESU2056738
Price	\$798,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,215
Acres	0.24
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Colonial, Coastal
Status	Active
Tax Year	2023
Annual Tax Amount	\$950

Community Information

Address	23401 Boat Dock Dr E
Area	Indian River Hundred (31008)
Subdivision	ANGOLA BY THE BAY
City	Lewes
County	SUSSEX-DE
State	DE
Zip Code	19958
Sussex Delaware Quadrant	Between Rt 1 & 113

Amenities

Amenities	Attic, Entry Lvl BR
Parking	Paved Driveway
View	River, Creek/Stream
Is Waterfront	Yes
Waterfront	Bay
Has Pool	Yes

Interior

Appliances	Dishwasher, Dryer - Electric, Extra Refrg/Frz, Icemaker, Refrigerator, Microwave, Oven/Range-Electric, Range hood, Washer, Water Heater
Heating	Heat Pump(s)
Cooling	Central A/C
Fireplace	Yes

# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior	Concrete/Block, Vinyl Siding
Exterior Features	Outbuilding Apartment, Boat Storage, Deck(s), Porch-wraparound, Patio
Lot Description	Trees/Wooded
Windows	Insulated, Screens
Roof	Architectural Shingle
Foundation	Block

School Information

District	CAPE HENLOPEN
Elementary	LOVE CREEK
Middle	BEACON
High	CAPE HENLOPEN

Additional Information

Date Listed	February 29th, 2024
Days on Market	126
Zoning	RES
HOA Fees	800.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	GOLDEN COASTAL REALTY
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Listing information last updated on July 3rd, 2024 at 9:16am EDT