

\$779,500 - 37534 Bella Via Way, Ocean View

MLS® #DESU2057136

\$779,500

4 Bedroom, 3.00 Bathroom, 3,068 sqft
Single Family on 0 Acres

RESERVES, Ocean View, DE

A DREAM COME TRUE! REDUCED BELOW
MARKET VALUE!

ECO FRIENDLY! FRESHLY PAINTED!
MOVE IN READY !

Set within the prestigious Reserves community in Ocean View, Delaware, on the serene Bella Via Way, this exquisite residence spans over 3,000 square feet, offering an open and inviting floor plan designed to bring in an abundance of natural light. The essence of modern living is captured through 9ft ceilings and eco-friendly SOLAR PANELS (owned, no lease payments)) that are included with the property, reflecting a commitment to sustainability without compromising on style. The solar panels and the separate well for the irrigation make this home the wise economical choice as well!

The heart of the home, the kitchen, is a masterpiece of design and functionality, boasting a wall-mounted oven, microwave, and an oversized island with ample bar seating. Accompanied by a large gas range and sleek stainless appliances, this kitchen is perfectly poised for culinary exploration. The living area, with its inviting fireplace, custom wood wall, and striking vaulted ceiling, creates an atmosphere of warmth and sophistication. Adjacent, the dining space with its own vaulted ceiling, offers picturesque views of the pond and seamless access to the outdoor paver patio, blending indoor charm with the beauty of nature.



Upstairs, the home continues to impress with a spacious gathering room, providing a flexible space for entertainment or relaxation, alongside an additional bedroom and full bathroom, offering comfort and privacy for guests. The inclusion of a three-season room with panoramic pond views and access to the rear deck underscores the home's thoughtful design, prioritizing serene living spaces that connect with the outdoors. This stunning property is ideally situated a short distance from the sandy beaches of Bethany Beach, Delaware, and within easy reach of a variety of restaurants and shopping destinations, making it an exceptional choice for those seeking a blend of luxury, convenience, and coastal living.

Built in 2017

Essential Information

MLS® #	DESU2057136
Price	\$779,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,068
Acres	0.19
Year Built	2017
Type	Single Family
Sub-Type	Detached
Style	Contemporary, Coastal
Status	Pending
Tax Year	2023
Annual Tax Amount	\$1,563

Community Information

Address	37534 Bella Via Way
Area	Baltimore Hundred (31001)
Subdivision	RESERVES

City Ocean View
County SUSSEX-DE
State DE
Zip Code 19970
Sussex Delaware Quadrant Between Rt 1 & 113

Amenities

Amenities Pantry, Entry Lvl BR, Carpet, CeilingFan(s), Master Bath(s), Recessed Lighting, Stall Shower, Tub Shower, Walk-in Closet(s), Upgraded Countertops, Shades/Blinds, Attic, Water Treat System
Utilities Cable TV Available, Electric Available, Phone Available, Propane
Parking Concrete Driveway
of Garages 2
Garages Garage - Front Entry, Garage Door Opener
View Lake, Pond
Is Waterfront Yes
Waterfront Pond
Has Pool Yes

Interior

Interior Features Floor Plan-Open
Appliances Dishwasher, Disposal, Dryer - Electric, Exhaust Fan, Icemaker, Refrigerator, Oven-Wall, Washer, Cooktop, Built-In Microwave, Extra Refrg/Frz, Stainless Steel Appliances, Water Conditioner, Water Heater - Tankless
Heating Central, Forced Air
Cooling Ceiling Fan(s), Central A/C, Heat Pump(s)
Fireplace Yes
of Fireplaces 1
Fireplaces Gas/Propane, Fireplace - Glass Doors
of Stories 2
Stories 2 Story

Exterior

Exterior Stone, Vinyl Siding, Frame
Exterior Features Street Lights, Deck(s), Porch(es), Udrgrd Lwn Sprnklr, Outside Shower, Porch-enclosed, Porch-screened
Lot Description Cleared
Windows Double Pane, Screens, Double Hung

Roof	Architectural Shingle
Foundation	Crawl Space

School Information

District	INDIAN RIVER
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Additional Information

Date Listed	March 8th, 2024
Days on Market	117
Zoning	MR
HOA Fees	2400.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	RE/MAX Advantage Realty
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Listing information last updated on July 22nd, 2024 at 6:16am EDT