

# \$770,000 - 36891 Jahnigen Dr, Frankford

MLS® #DESU2059204

## \$770,000

4 Bedroom, 3.50 Bathroom, 3,300 sqft  
Residential on 2 Acres

### HAMLET AT DIRICKSON POND, Frankford, DE

Situated in the ideal location for access to coastal activities from Bethany Beach down to Fenwick, this 4 bedroom, 4 bath charming home sits on a large lot where you can enjoy your own backyard oasis, and the water activities of the community's 34-acre spring-fed pond, clubhouse and pool. You're immediately greeted by the relaxing front porch, and welcomed inside by a 2-story foyer with a grand staircase surrounded by an abundance of natural light pouring in through the many windows throughout. Step into the light-filled large combined living and dining area that flows through a swinging door into the gourmet kitchen. Currently home to #DorinasKitchen, where thousands of cooks have joined in on the creation of amazing recipes, you're invited to embark on your own culinary delights with the sleek expansive countertops and stainless steel appliances. The great room provides a bright and warm welcoming retreat with a fireplace, and an adjacent main floor office or 5th bedroom. A large bright morning room off the kitchen provides access to your immense backyard. Nestled on one of the largest lots in the community, an expansive 1- acres, this property offers a fenced-in area that provides ample space for the enjoyment and safety of your loved ones, and sprawling with open space to create your own private oasis to enjoy the amazing sunsets, and incorporating the existing deck, patio, pergola, hot tub, not to mention the volleyball area. Back inside



ascend the stairs to find a huge owners suite with two closets and a recessed flex space that offers versatility in its use. The spacious light-filled en-suite is complete with a soaking tub, a spacious walk-in shower, and two vanities. Three additional bedrooms and two full baths complete the upstairs with one of the bedrooms featuring a balcony with peaceful views of the lake. The attached garage provides ample parking and storage options and includes a two-person infrared sauna so you can unwind after a long day in the sun. The Hamlet at Dirickson Pond invites all its residents to extend the joys of their backyard into the recreational opportunities around the breathtaking pond for fishing, kayaking, paddleboarding and swimming, and the enjoyment of a clubhouse and pool. Add your own TLC and make it your own. Schedule your private showing today!

Built in 2005

### **Essential Information**

MLS® #	DESU2059204
Price	\$770,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,300
Acres	1.52
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Coastal, Colonial
Status	Active

### **Community Information**

Address	36891 Jahnigen Dr
Area	Baltimore Hundred (31001)

Subdivision	HAMLET AT DIRICKSON POND
City	Frankford
County	SUSSEX-DE
State	DE
Zip Code	19945

Sussex Delaware Quadrant Between Rt 1 & 113

### Amenities

Amenities	Crown Molding, Soaking Tub, Sprinkler System, Walk-in Closet(s)
# of Garages	2
Garages	Garage - Front Entry
View	Trees/Woods, Other, Limited, Pond
Has Pool	Yes

### Interior

Appliances	Dryer-front loading, Disposal, Built-In Microwave, Dishwasher, Oven-Wall, Refrigerator, Washer-front loading, Water Heater, Cooktop-Down Draft
Heating	Heat Pump(s), Heat Pump - Gas BackUp
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

### Exterior

Exterior	Frame, Alum/Steel Siding
Exterior Features	Hot Tub, Balcony, Deck(s), Patio, Fenced-Partially, Sport Court, Wrought Iron
Foundation	Crawl Space

### School Information

District	INDIAN RIVER
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### Additional Information

Date Listed	April 5th, 2024
Days on Market	89
Zoning	AR-1
HOA Fees	1100.00

HOA Fees Freq.     Annually

**Listing Details**

Listing Office             Coldwell Banker Realty

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