

\$1,895,000 - 39617 Water Works Ct, Bethany Beach

MLS® #DESU2059724

\$1,895,000

7 Bedroom, 5.00 Bathroom, 4,114 sqft
Single Family on 0 Acres

SANCTUARY, Bethany Beach, DE

Welcome to the Sanctuary in Bethany Beach! Enjoy a large 1/4-acre private lot backing to Fresh Pond State Park, pond, and wetlands! New construction energy efficient custom home can be ready in two months from contract date. Buyers can select cabinets, counters, tile, flooring, etc.! Home to include an inground pool, elevator, gourmet kitchen, open floor plan with luxury vinyl plank flooring, custom tile bathrooms, solid core doors, 10-foot ceilings on main level, recessed lights, ceiling fans, wired for surround sound, & more!

Act quickly and you can still make some of your own selections. Great rental potential for this 7 bedroom home with pool - rental projections \$140,000 per year. Home features 4,114 square feet heated, 608 square feet of garage space, and 625 feet of deck space! Total square footage of 5,347 square feet. The main levels features an open concept floor plan with gourmet kitchen, pantry, dining area, and large great room with fireplace leading out to trex deck overlooking the water. Main level also features a full bathroom and two bedrooms. One of the bedrooms can be a formal dining room or office if you prefer. The top-level features two owners' suites with beautiful custom tile bathrooms and access to deck, two more bedrooms that share a hall bathroom, and laundry room. First level features an oversized two car garage, full bathroom with door out to pool, bedroom, and large family room. The family room also has room to add an additional bedroom and have a



smaller family room. Potential for an 8-bedroom home which is hard to find at the beach! Convenient to Bethany Beaches, State Park Beaches, Fresh Pond State Park, restaurants, golf course, walking & biking trails, & more! Take the video tour!

Built in 2024

Essential Information

MLS® #	DESU2059724
Price	\$1,895,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	4,114
Acres	0.25
Year Built	2024
Type	Single Family
Sub-Type	Detached
Style	Coastal
Status	Active
Tax Year	2023
Annual Tax Amount	\$514

Community Information

Address	39617 Water Works Ct
Area	Baltimore Hundred (31001)
Subdivision	SANCTUARY
City	Bethany Beach
County	SUSSEX-DE
State	DE
Zip Code	19930

Sussex Delaware Quadrant Between Rt 1 & 113

Amenities

Amenities	Entry Lvl BR, Upgraded Countertops, Elevator, Pantry, Walk-in Closet(s)
Parking	Gravel Driveway
# of Garages	2

Garages	Garage Door Opener
View	Pond, Trees/Woods
Is Waterfront	Yes
Waterfront	Pond
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Stainless Steel Appliances
Heating	Heat Pump(s)
Cooling	Central A/C
# of Stories	3
Stories	3

Exterior

Exterior	HardiPlank
Exterior Features	Deck(s), Patio
Lot Description	Backs to Trees, Bcks-Prkln, Landscaping, Pond
Roof	Architectural Shingle
Foundation	Slab

School Information

District	INDIAN RIVER
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Additional Information

Date Listed	April 12th, 2024
Days on Market	135
Zoning	MR
HOA Fees	600.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Monument Sotheby's International Realty
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Listing information last updated on August 24th, 2024 at 8:30am EDT