

# \$739,000 - 37051 Blue Bill Dr, Selbyville

MLS® #DESU2061502

## \$739,000

6 Bedroom, 3.50 Bathroom, 3,300 sqft  
Single Family on 0 Acres

SWANN KEYS, Selbyville, DE

JUST REDUCED>>>Captivating and Spacious Canal front home situated on the little Assawoman Bay in a sought after location just minutes to the award winning beaches of Fenwick Island. Boat ramp, outdoor pool, pickle ball, playground and on-site management. Upgraded low maintenance composite bulkhead to dock your boat out your back door. Ideal location to navigate all of the Ocean City waterways with abundance of waterfront restaurants. This home offers an abundance of space. a large living/dining room/kitchen area and 2 spacious bedrooms on the first floor; a spacious flex room, 2nd family room and 4 additional large guest rooms on the 2nd floor; plus garage. Enjoy amazing sunsets from your oversized double waterfront decks on each level with low maintenance decking. New concrete patio and walkway on side of home, Storage rear enclosure. This homeowner often enjoyed the first floor of this home and rented the second floor. With separate lock-out entrance and separate living and deck space. Additional parking available at community clubhouse. Entire home can be rented as well. Best of all this energy efficient home is equipped with Solar Panels that are owned. Energy cost on this home is nominal. Amazing investment opportunity or personal enjoyment this home includes most of the furnishings and ready for immediate beach memories!

Built in 2010



## Essential Information

MLS® #	DESU2061502
Price	\$739,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,300
Acres	0.12
Year Built	2010
Type	Single Family
Sub-Type	Detached
Style	Coastal
Status	Active Under Contract
Tax Year	2023
Annual Tax Amount	\$1,421

## Community Information

Address	37051 Blue Bill Dr
Area	Baltimore Hundred (31001)
Subdivision	SWANN KEYS
City	Selbyville
County	SUSSEX-DE
State	DE
Zip Code	19975
Sussex Delaware Quadrant	Between Rt 1 & 113

## Amenities

Amenities	CeilingFan(s), Entry Lvl BR, Shades/Blinds, Wood Floors
# of Garages	1
Garages	Garage - Front Entry
View	Canal
Is Waterfront	Yes
Waterfront	Bay
Has Pool	Yes

## Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Dryer, Microwave, Oven/Range-Electric,

	Stainless Steel Appliances
Heating	Heat Pump(s)
Cooling	Central A/C
# of Stories	2
Stories	2 Story

### Exterior

Exterior	Frame, Alum/Steel Siding
Exterior Features	Sidewalks, Street Lights, Porch(es)
Lot Description	Bulkheaded
Roof	Architectural Shingle
Foundation	Crawl Space

### School Information

District	INDIAN RIVER
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### Additional Information

Date Listed	May 11th, 2024
Days on Market	71
Zoning	R
HOA Fees	998.00
HOA Fees Freq.	Annually

### Listing Details

Listing Office	Keller Williams Realty
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Listing information last updated on August 24th, 2024 at 11:03am EDT