

# \$799,000 - 31811 Leaf Ln, Ocean View

MLS® #DESU2064518

## \$799,000

6 Bedroom, 5.00 Bathroom, 3,879 sqft  
Residential on 1 Acres

HOLLY PARK, Ocean View, DE

Attention Investors! Discover an exceptional opportunity to own a newly constructed property featuring two identical one-bedroom living spaces on the ground floor. This property offers both luxury and convenience. Built with modern designs and high-quality materials, the one bedroom living quarters are the perfect use of space for quests. Each area boasts a contemporary kitchenette, cozy living area, a spacious bedroom with laundry and upgraded bathroom. The spaces can be conjoined as one, two bedroom unit as there are adjoining locking doors connecting the two spaces. The upper level features a full four-bedroom home with an expansive layout ideal for any family dynamic. With an open concept living, dining and kitchen area this home is perfect for hosting gatherings of all sizes! Custom cabinetry and high end appliances throughout the kitchen and entire home you will feel like you are at a high end hotel. Situated only 3.7 miles from the Bethany Beach boardwalk, beach, shops, restaurants, and entertainment. With projected rental potential of \$71,000 annually, this property is a lucrative investment. You have versatile leasing options: rent out all units for maximum income or live in the mainhouse and lease the apartments. This property is ideal for investors seeking a promising addition to their portfolio, vacation home seekers who want to enjoy the Beach Lifestyle while generating income, and families looking for multifamily living arrangements. Don't miss out on this



investment dream!

Built in 2024

### Essential Information

MLS® #	DESU2064518
Price	\$799,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	3,879
Acres	0.53
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Coastal
Status	Active
Tax Year	2023
Annual Tax Amount	\$93

### Community Information

Address	31811 Leaf Ln
Area	Baltimore Hundred (31001)
Subdivision	HOLLY PARK
City	Ocean View
County	SUSSEX-DE
State	DE
Zip Code	19970

Sussex Delaware Quadrant Between Rt 1 & 113

### Amenities

Amenities	Bar, Carpet, Pantry, Recessed Lighting, Walk-in Closet(s)
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### Interior

Interior Features	Efficiency, Floor Plan-Open
Appliances	Dishwasher, Dryer, Instant Hot Water, Microwave, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Washer, Water Heater - Tankless
Heating	Forced Air

Cooling	Central A/C, Ductless/Mini-Split
# of Stories	3
Stories	3

### **Exterior**

Exterior	Vinyl Siding
Roof	Architectural Shingle
Foundation	Slab

### **School Information**

District	INDIAN RIVER
Elementary	LORD BALTIMORE
Middle	SELBYVILLE
High	INDIAN RIVER

### **Additional Information**

Date Listed	June 14th, 2024
Days on Market	20
Zoning	GR

### **Listing Details**

Listing Office	Keller Williams Realty
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Listing information last updated on July 3rd, 2024 at 3:30am EDT