

\$1,085,000 - 37304 Lighthouse Rd #12, Selbyville

MLS® #DESU2065428

\$1,085,000

4 Bedroom, 4.00 Bathroom, 2,450 sqft
Condo/Townhome on 0 Acres

MALLARD COVE ON THE BAY, Selbyville, DE

Welcome to Mallard Cove, a private community of sixteen luxury residences surrounded by both northern and southern views of the Assawoman Bay. Unit twelve is a gorgeous corner unit boasting many windows, all with water views.

Take a private elevator from the covered carport. Upon exiting the elevator is a formal entrance foyer with custom millwork, cathedral ceilings with skylights maximizing the coastal feel of this home. Beyond the foyer is an expansive kitchen, which includes a breakfast bar as well as a sizable center island. Details in the kitchen include quartz counters, under cabinet lighting, a marble herringbone backsplash, as well as high end appliances, including a Bosch dishwasher. Open to the kitchen is a beautiful main living area, which includes custom paneled walls, solid white oak herringbone floors, a built-in buffet and recessed lighting throughout. An entire wall of glass doors provides the most beautiful views the Eastern Shore has to offer! A unique feature of this elevated water view are the wetlands, which brings a variety of wildlife to your doorstep, grab binoculars and view blue herons, sea turtles, ospreys and bald eagles. Dine alfresco on the full-length hand painted terrace bringing you within a few feet of direct bayfront views.

Completing the main living area is a large bedroom, office, pantry and full bath. Ascend



the stairway to find three king sized en-suite bedrooms, two of which have access to a fourth floor private terrace, perfect for afternoon sunbathing and napping. Each bedroom is flooded with natural light, high vaulted ceilings and walk-in closets. Completing the upper level is a conveniently placed laundry room.

The layout and proportions of this home lend itself to entertaining large gatherings of friends and family. Think of this home as a year round retreat, as the seasons change the landscape changes as well and the sunsets, which are nothing short of extraordinary. One will have the feeling of a single family home, but with the conveniences of condo living. Unit twelve, includes a covered carport as well as a two-car garage to store all of your beach gear! On the ground level is another patio to maximize yet more views of Assawoman Bay.

With a pool, fishing pier, kayak launch on property and restaurants within walking distance you never need to get in a car. If one decides it's a beach day, a brief two mile bike ride brings you to the Fenwick Island Beaches. Along with the space, views and convenience of Mallard Cove, there is also a very strong association maintaining the property. Mallard Cove is a special place, with an unbeatable location with views worthy of a magazine cover. Come experience the beauty of living on the water!

Built in 2006

Essential Information

MLS® #	DESU2065428
Price	\$1,085,000
Bedrooms	4
Bathrooms	4.00

Full Baths	4
Square Footage	2,450
Acres	0.00
Year Built	2006
Type	Condo/Townhome
Sub-Type	Condo, End of Row/Townhouse
Style	Coastal
Status	Active
Tax Year	2023
Annual Tax Amount	\$1,956

Community Information

Address	37304 Lighthouse Rd #12
Area	Baltimore Hundred (31001)
Subdivision	MALLARD COVE ON THE BAY
City	Selbyville
County	SUSSEX-DE
State	DE
Zip Code	19975
Sussex Delaware Quadrant	Between Rt 1 & 113

Amenities

# of Garages	12
Garages	Garage - Front Entry
View	Bay
Is Waterfront	Yes
Waterfront	Bay
Has Pool	Yes

Interior

Heating	Forced Air
Cooling	Central A/C
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Deck(s), Patio
Foundation	Slab

School Information

District INDIAN RIVER
High SUSSEX CENTRAL

Additional Information

Date Listed July 2nd, 2024
Days on Market 54
Zoning C-1

Listing Details

Listing Office Coldwell Banker Realty

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Listing information last updated on August 24th, 2024 at 8:30am EDT