

# \$850,000 - 38238 Keenwik Rd, Selbyville

MLS® #DESU2067378

## \$850,000

3 Bedroom, 2.00 Bathroom, 1,424 sqft  
Single Family on 0 Acres

KEEN-WIK, Selbyville, DE

Welcome to 38238 Keenwik Rd, where easy one-story waterfront living awaits! Enjoy a new construction lifestyle without the wait and stress of building. This Dec. 2022 coastal cottage has been lovingly cared for and is ready for new owners!

Just about 2 miles from the Atlantic Ocean, you will arrive at Keen-Wik on the Bay and be greeted by the community's rare entrance traffic-light which provides convenience and safety. This bayfront neighborhood is the perfect beach and bay retreat, for families and retirees alike.

The home's floor plan provides separate privacy between the master and guest bedrooms, while the open kitchen and living space invites your entire group to gather. Be lulled by lapping waters and coastal breezes as you relax on your full-width rear screened porch with bay and canal views. Or spread out on the expansive 720-square-foot rear deck, that reaches up to the extra-wide canal with views of the Assawoman Bay. The Ocean City skyline beckons from the front porch and yard. The home and landscape were designed with low maintenance, extra parking, and potential expansion in mind.

This is also an energy-efficient home, reflected by low utility bills. The property was built extra-high and dry, with a 4-foot elevated foundation, providing full peace of mind in dramatic weather. The large parking area allows room for cars, boats, golf carts, etc. There is a nearby local boat ramp and the



option to add your own canal dock.

Located just minutes from local attractions and amenities on the Delaware coast & Ocean City, MD, this home provides the perfect blend of tranquility and convenience. Don't miss the chance to make this new, energy-efficient, special waterfront home your own.

Features:

• Artesian Water and Delaware Electric Cooperative

• Generous number of electrical outlets throughout, including four in rear porch and 3 on outside walls. Also, all rooms are wired for fans. Some outlets connected to switches.

• Areas under rear porch and rear deck both were installed with anti-weed barriers. Also a barrier under HVAC unit upfront.

• Large iron table and 4 chairs on rear porch convey. Can be used outside on rear deck.

• Two unopened refrigerator water filters, valued \$90, convey.

• Interior window ledges are upgraded to 6.5-inches deep.

• Door handle to waterfront bedroom has keyed lock.

• Keenwik on the Bay neighborhood has one of few traffic lights on Route 54. Important in summer.

• Keenwik Road is dead-end street. Has little traffic, especially so near the point.

• At \$55 annually, Keen-wik on the Bay has the lowest known HOA fee in the area. HOA offers group-rate trash and recycling pickup. HOA offers street snow removal, street repair, entryway landscaping and tree care, waterways supervision/liaison to DENREC, plans and permits building supervision, derelict property supervision, and hosts an annual business meeting, picnic, yard sale and Santa visit. HOA acts as community's go-to problem solver.

• House, unusually, has up to 6 parking

spaces on street and property.

• Long southside driveway for off-season boat parking or shed or house expansion.

• There is a \$5 boat launch at Bayville Shopping Center, a half-mile away, called Bayville Marina.

• The house's foundation is 4-feet high. The interior of the empty foundation, the crawlspace, has sand for possible drainage and as a biologic growth deterrent. Ceiling of the crawlspace has a vapor barrier.

• The empty (except for replacement building supplies) attic is of standing height.

Built in 2022

### Essential Information

MLS® #	DESU2067378
Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,424
Acres	0.11
Year Built	2022
Type	Single Family
Sub-Type	Detached
Style	Coastal
Status	Active
Tax Year	2023
Annual Tax Amount	\$756

### Community Information

Address	38238 Keenwik Rd
Area	Baltimore Hundred (31001)
Subdivision	KEEN-WIK
City	Selbyville
County	SUSSEX-DE
State	DE
Zip Code	19975

Sussex Delaware Quadrant Between Rt 1 & 113

### **Amenities**

Parking	Asphalt Driveway
View	Bay, Canal
Is Waterfront	Yes
Waterfront	Canal

### **Interior**

Appliances	Dishwasher, Washer, Dryer, Range hood, Microwave, Refrigerator
Heating	Heat Pump(s)
Cooling	Heat Pump(s)
# of Stories	1
Stories	1 Story

### **Exterior**

Exterior	Vinyl Siding, Frame, Block
Exterior Features	Deck(s)
Roof	Architectural Shingle
Foundation	Block

### **School Information**

District	INDIAN RIVER
Elementary	PHILLIP C. SHOWELL
Middle	SELBYVILLE
High	INDIAN RIVER

### **Additional Information**

Date Listed	July 30th, 2024
Days on Market	26
Zoning	MR
HOA Fees	55.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	EXP Realty, LLC
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Listing information last updated on August 24th, 2024 at 8:15am EDT