

\$1,275,000 - 31872 Shell Landing Way, Lewes

MLS® #DESU2067690

\$1,275,000

3 Bedroom, 2.50 Bathroom, 3,166 sqft
Single Family on 1 Acres

BAYFRONT AT REHOBOTH, Lewes, DE

HERE IS A RARE OPPORTUNITY TO OWN A HOME ON REHOBOTH BAY LOCATED IN "THE SANCTUARY" OF THE "BAYFRONT AT REHOBOTH COMMUNITY"! This home has spectacular views of glorious sunrises over Rehoboth Bay, colorful sunsets from the front porch, while close to the private beach with Kayak launch/storage (by lottery) and gazebo. As you drive over the wooden bridge leading into the Sanctuary, pause and gaze at the peaceful view of Rehoboth Bay. Upon entering you are greeted by the park-like tranquility where woodland birds meet the coastal birds. This is the ultimate gift of quiet bliss where the serenity of flowering gardens surround an oversized pond with fountain that sets the stage for a magical experience! Come home to this Schell Brother's home built on .70 acres that will dazzle any homeowner! Exterior features include a dynamic landscape, upgraded hardscape; accent lighting, oversized side-load garage with ample storage space; stunning courtyard including cedar screen with arbor; owner-owned solar panels; motorized roll-down storm shutters and 4 POE PTZ security cameras; keyless entry on front door and garage-to-house locks. Wi-Fi connectivity is available to the Lift-Master garage door controller; Rain Bird irrigation system; HVAC system thermostat and courtyard awning plus roll-down storm shutters. Interior features boast of distressed oak flooring; stone fireplace; wood plank lined and beamed ceiling and an abundance of soft



coastal colors. First floor flex space offers an office and is currently used by the owner as an elegant, cozy Dining Room. The gourmet Kitchen features maple cabinetry; island with bead board trim; granite countertops; duel-fueled gas cooking with convection ability; warming drawer and pot filler. Added luxuries include a farmhouse sink and faucet; whirlpool tub and walk-in shower in Primary Bath; Laundry Room with front load washer and dryer and utility sink. Seller's upgrades include approximately \$170,000 of fine finishes and additions such as pendant lighting; additional ceiling speakers; Kitchen under-cabinet lighting; tray ceiling molding and rope lighting plus crown molding. You'll find bountiful storage and closet space on both levels. When needed a W. H. Standby Generator is ready for your convenience! Other superior mentions include: creative flex space in the upper level finished Bonus Room offering a possible 4th Bedroom with space for bunk beds, office, sewing/crafts, exercise area, game room or media room. Close to beaches, trendy shopping, great eats, grocery stores and medical facilities. The possibilities are endless and the opportunity is here! This home is perfect for living on the "first floor!" ONCE YOU SEA THIS HOME, YOU'LL BE SOLD!

Built in 2015

Essential Information

MLS® #	DESU2067690
Price	\$1,275,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,166
Acres	0.70

Year Built	2015
Type	Single Family
Sub-Type	Detached
Style	Coastal
Status	Active
Tax Year	2023
Annual Tax Amount	\$2,736

Community Information

Address	31872 Shell Landing Way
Area	Indian River Hundred (31008)
Subdivision	BAYFRONT AT REHOBOTH
City	Lewes
County	SUSSEX-DE
State	DE
Zip Code	19958
Sussex Delaware Quadrant	Between Rt 1 & 113

Amenities

Amenities	Pantry, Master Bath(s), Recessed Lighting, Sound System, Stall Shower, Shades/Blinds, Wood Floors, Entry Lvl BR, Exposed Beams, Tub Shower, Upgraded Countertops, Attic, Built-Ins, Walk-in Closet(s), Wine Storage, Wpool Jets, Master Bedroom - Bay Front
Utilities	Cable TV, Propane - Community, Electric Available, Natural Gas Available
Parking	Concrete Driveway, Private
# of Garages	2
Garages	Garage - Side Entry, Additional Storage Area, Garage Door Opener, Inside Access
View	Bay, Panoramic, Scenic Vista, Trees/Woods, Water, Garden/Lawn, Pond
Is Waterfront	Yes
Waterfront	Bay
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Dryer - Electric, Exhaust Fan, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances, Water Heater - Tankless, Oven-Self Cleaning, Six burner

	stove, Dryer-front loading, Washer-front loading
Heating	Central, Forced Air, Heat Pump - Gas BackUp, Programmable Thermostat, Solar - Active, Solar On Grid
Cooling	Central A/C, Ceiling Fan(s), Heat Pump(s), Programmable Thermostat, Solar On Grid
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors, Mantel(s), Gas/Propane, Stone, Equipment
# of Stories	2
Stories	2 Story

Exterior

Exterior	Concrete/Block, HardiPlank, Stone
Exterior Features	Extensive Hardscape, Exterior Lighting, Flood Lights, Gutter System, Street Lights, Udrgrd Lwn Sprnklr, Awning(s), Water Fountains, Sidewalks, Patio, Porch(es), Chimney Cap(s)
Lot Description	Cleared, Landscaping, Level, Lot Premium, Secluded, Tidal Wetland, Partly Wooded, Front Yard, Rear Yard, SideYard(s), Irregular Lot, PUD, Road Frontage
Windows	Insulated, Vinyl Clad, Double Pane, Low-E, Screens, Storm, Energy Efficient, Transom
Roof	Architectural Shingle
Foundation	Concrete Perimeter, Crawl Space, Permanent

School Information

District	CAPE HENLOPEN
Elementary	LOVE CREEK
Middle	BEACON
High	CAPE HENLOPEN

Additional Information

Date Listed	August 17th, 2024
Days on Market	8
Zoning	AR-1
HOA Fees	270.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Coldwell Banker Premier - Lewes
----------------	---------------------------------

for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Long & Foster Bethany Beach participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Long & Foster Bethany Beach are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on August 24th, 2024 at 9:03am EDT