

\$493,531 - 33913 Ardwell Rd #87, Frankford

MLS® #DESU2068620

\$493,531

4 Bedroom, 3.50 Bathroom, 2,470 sqft
Condo/Townhome on 0 Acres

FRIENDSHIP CREEK, Frankford, DE

One of the FINAL FEW homes at Friendship Creek and the last new interior Conrad available! If you are looking for a beach retreat within walking distance of all the community amenities, this home is waiting for you! This home offers 4 bedrooms, 3.5 baths, and is perfect for hosting family and friends. With an open 2 story family room, youâ€™™ never have to worry about getting enough natural sunlight during the day, as the rear wall of the family room is loaded with windows, giving it a grand feel. The heart of The Conrad home features a gorgeous kitchen that opens into the main living & dining space. Additional features include a second primary suite upstairs, a sitting room off the main primary bedroom, and a first floor study/flex space. The backyard is spacious and provides ample opportunities to add an outdoor kitchen or patio. All interior selections have been made and included in the price. Purchase today and move into your dream home by the end of this year! Contact Sales Manager for additional incentive towards closing costs. Friendship Creek is McKee Buildersâ€™™ newest community of 133 townhomes just minutes from Bethany Beach Delaware. Awarded 2024 SUSSEX COUNTY COMMUNITY OF THE YEAR by Home Builder Association of Delaware. Homeowners will enjoy a community pool and dog park, in the perfect location for enjoying all there is to love at the beach. See Sales Manager for details on approximate build times. Selling off-site from



QUICK MOVE-IN
The Conrad | Homesite #111
33908 Ardwell Road | 2,168 sq. ft.

SELECTION INSPIRATION
MAKE YOUR HOME UNIQUELY YOUR OWN

KITCHEN

PRIMARY BATH

FLOORING

SECONDARY BATHS

FRIENDSHIP CREEK IS NOW SELLING FROM THE EAST GATE SALES OFFICE
GPS: 36150 Zion Church Rd, Frankford, DE 19945
Sales Office Open Daily: 10:00 am - 5:00 pm

brigh MLS McKeeBuilders.com FRIENDSHIP CREEK

sales center at nearby East Gate community.

Photos not actual home. Pricing includes

\$30,000 incentive discount with use of

preferred lender.

Essential Information

MLS® #	DESU2068620
Price	\$493,531
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,470
Acres	0.00
Type	Condo/Townhome
Sub-Type	Condo, Twin/Semi-Detached
Style	Villa
Status	Active

Community Information

Address	33913 Ardwell Rd #87
Area	Indian River Hundred (31008)
Subdivision	FRIENDSHIP CREEK
City	Frankford
County	SUSSEX-DE
State	DE
Zip Code	19945

Sussex Delaware Quadrant Between Rt 1 & 113

Amenities

Amenities	Attic, Carpet, Entry Lvl BR, Master Bath(s), Recessed Lighting, Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Washer/Dryer Hookup
Utilities	Cable TV Available, Electric Available, Natural Gas Available, Sewer Available, Under Ground, Water Available, Phone Available
Parking	Concrete Driveway, Unassigned
# of Garages	1
Garages	Garage - Front Entry, Garage Door Opener, Inside Access

Has Pool Yes

Interior

Interior Features Floor Plan-Open

Appliances Dishwasher, Disposal, Exhaust Fan, Microwave, Oven/Range-Electric, Stainless Steel Appliances, Water Heater, Refrigerator

Heating Central

Cooling Central A/C

of Stories 2

Stories 2 Story

Exterior

Exterior Concrete/Block, Frame, Vinyl Siding

Exterior Features Exterior Lighting, Sidewalks, Street Lights

Lot Description Landscaping, Rear Yard

Windows Double Pane, Low-E, Screens, Vinyl Clad

Roof Architectural Shingle

Foundation Slab

School Information

District INDIAN RIVER

Elementary LORD BALTIMORE

Middle SELBEYVILLE

High INDIAN RIVER

Additional Information

Date Listed August 16th, 2024

Days on Market 9

Zoning RES

Listing Details

Listing Office Monument Sotheby's International Realty

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Listing information last updated on August 24th, 2024 at 1:15pm EDT