

# \$1,611,655 - 38321 River Birch Dr, Selbyville

MLS® #DESU2069134

## \$1,611,655

5 Bedroom, 4.00 Bathroom, 3,187 sqft  
Single Family on 0 Acres

KEEN-WIK, Selbyville, DE

Introducing All New Canal Front Home In the Community of Keen-Wik! This home exudes curb appeal with its meticulously designed details that seamlessly blend to create a coastal farmhouse aesthetic. The upgraded black windows, wooden garage doors, and the harmonious blend of creams and whites of the siding elevate this home to another level of charm. Enjoy ample outdoor living spaces, including a beautiful front porch and a rear screened deck that offers a view of the water while keeping bugs at bay and providing shade. With its stunning design and thoughtful features, this home truly has it all. Step inside to discover a luxury gourmet kitchen featuring under cabinet lighting and an upgraded farmhouse-style white apron front sink. The ample cabinet space and open layout of the kitchen and morning sitting area exude a sense of luxury. The inset fireplace, surrounded by customizable built-ins, creates the ideal setting for entertaining guests. Elegant shiplap and coffered ceilings seamlessly blend sophistication with coastal style. And for a special touch in the owner's suite, a box down ceiling adds dimension and charm. Experience the perfect blend of luxury and coastal living in every detail of this exquisite home. Explore one of Evergreene's most sought-after floor plans, renowned for its open-concept design and functional living spaces. This home features a spacious study for versatile use, a seamless blend between the kitchen, morning room, and great room,



and multiple sliders on the main floor for a seamless indoor/outdoor experience. Upstairs, a large loft awaits for entertaining guests. This Shearwater is the perfect balance of style and functionality in this exceptional home design. Experience the best of both worlds with this wonderful home in the community of Keen-Wik. Enjoy a plethora of upgrades both inside and outside the home, along with the refreshing bay breeze and canal front that surrounds the neighborhood. Step outside of the community and find yourself in close proximity to Fenwick and Selbyville's most popular restaurants and shopping destinations. What more could anyone want? This location truly offers the perfect blend of tranquility and convenience. Contact us today to experience the epitome of luxury living in Delaware. Your forever home awaits.

Built in 2024

### **Essential Information**

MLS® #	DESU2069134
Price	\$1,611,655
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,187
Acres	0.20
Year Built	2024
Type	Single Family
Sub-Type	Detached
Style	Coastal, Contemporary
Status	Active
Tax Year	2023
Annual Tax Amount	\$2,800

### **Community Information**

Address 38321 River Birch Dr

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**

Amenities Carpet, CeilingFan(s), Crown Molding, Pantry, Master Bath(s), Recessed Lighting, Walk-in Closet(s)  
Utilities Cable TV Available  
# of Garages 2  
Garages Garage - Front Entry  
View River, Water  
Is Waterfront Yes  
Waterfront Canal

### **Interior**

Interior Features Floor Plan-Open  
Appliances Stainless Steel Appliances  
Heating Heat Pump - Gas BackUp  
Cooling Central A/C  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas/Propane  
# of Stories 2  
Stories 2 Story

### **Exterior**

Exterior Vinyl Siding  
Exterior Features Lawn Sprinkler, Outside Shower, Porch(es)  
Lot Description Stream/creek  
Roof Architectural Shingle  
Foundation Crawl Space

### **School Information**

District INDIAN RIVER  
Elementary PHILLIP C. SHOWELL

Middle	SELBYVILLE
High	INDIAN RIVER

### **Additional Information**

Date Listed	August 23rd, 2024
Days on Market	2
Zoning	RESIDENTIAL
HOA Fees	55.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Patterson-Schwartz-OceanView
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Listing information last updated on August 24th, 2024 at 9:16am EDT