

## Client One-Page

413 Periwinkle Rd, Bethany Beach, DE 19930

Active

Land

\$599,900



MLS #:	DESU2044706	Lot Acres / SQFT:	0.12a / 5,227sf / Estimated
Tax ID #:	134-17.00-178.00	Lot Size Dimensions:	50.00 x 105.00
County:	Sussex, DE	Price/Acre:	\$4,999,166.67
MLS Area:	Baltimore Hundred - Sussex, DE County (31001)	Ownership Interest:	Fee Simple
Legal Subdivision:	CAT HILL		
Subdiv / Neigh:	CAT HILL		
School District:	<a href="#">Indian River</a>		
High School:	Sussex Central		
Location Type:	Other		

### Taxes, Assessment, Fees

Tax Annual Amt/Year: \$209 / 2023  
Tax Assessed Value: \$5,050 / 2023

### Land Information

Possible Use: Residential  
Current Use: Land/Lot Only, Residential  
Lot Features: Cul-de-sac, Trees/Wooded  
Road: City/County

Additional Parcels: No  
View: Trees/Woods

### Features

Utilities: Water Source: Public; Sewer: Public Sewer

### Remarks

Public: Located only four blocks from the ocean on a quiet cul-de-sac street, this spacious wooded lot in South Bethany offers the ultimate in privacy and location! This is one of the few remaining lots in the highly coveted community of Cat Hill. Walk or ride your bike to the beaches during the day and enjoy dining, shopping, and the boardwalk at night. Located just outside of downtown Bethany Beach and controlled by county building codes with less design restrictions. Spend the day at the beach or launch your kayak or paddle board at the community launch area on the Assawoman Canal. No HOA fees, very low taxes and already paid impact fees. Survey available upon request. Build your dream home and enjoy all the attractions the area has to offer!

### Listing Details

Original Price:	\$599,900	Sale Type:	Standard	DOM:	319
Listing Term Begins:	07/18/2023				
Federal Flood Zone:	Yes				

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