

Client One-Page

413 Periwinkle Rd, Bethany Beach, DE 19930

Closed | 12/13/24

Land

 \$590,000



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:	\$4,916,666.67
MLS Area:	Baltimore Hundred - Sussex, DE County (31001)	Ownership Interest:	Fee Simple
Legal Subdivision:	CAT HILL	Concessions:	See Concessions
Subdiv / Neigh:	CAT HILL		
School District:	Indian River		
High School:	Sussex Central		
Location Type:	Other		

Taxes, Assessment, Fees

Tax Annual Amt/Year: \$209 / 2024
Tax Assessed Value: \$5,050 / 2024

Association / Community Info

HOA: No

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:	470
Listing Term Begins:	07/18/2023				
Federal Flood Zone:	Yes				

Sale/Lease Contract

Agreement of Sale Dt:	10/29/24	Close Date:	12/13/24
Close Sale Type:	Standard Sale	Close Price:	\$590,000.00



322 York Rd, South Bethany, DE 19930

Closed | 06/06/24

Land

\$835,000



MLS #:	DESU2046510	Lot Acres / SQFT:	0.14a / 6,098sf /
Tax ID #:	134-20.08-1.00	Assessor	
County:	Sussex, DE	Lot Size Dimensions:	68.00 x 90.00
MLS Area:	Baltimore Hundred -	Price/Acre:	\$5,964,285.71
	Sussex, DE County	Ownership Interest:	Fee Simple
	(31001)	Concessions:	See Concessions
Legal Subdivision:	York Beach		
Subdiv / Neigh:	YORK BEACH		
School District:	Indian River		
Location Type:	Canal		

Taxes, Assessment, Fees

Tax Annual Amt/Year: \$451 / 2022
Tax Assessed Value: 2022

Association / Community Info

HOA: No

Waterfront / Water Access

Water Access: Yes

Land Information

Current Use: Residential
Lot Features: Bulkheaded, Cleared

Additional Parcels: No
View: Canal, Garden/Lawn

Features

Utilities: Water Source: Public; Sewer: Public Sewer

Remarks

Public: New Price! Rare Canal Front Building Lot in South Bethany now available for you to build your Dream Beach Home with the potential for your Boat right in the Backyard ! You know they aren't making any more water front lots, and this is a rare offering on a Deep Canal. In Fact this is the ONLY water front lot available in S. Bethany at this time. Lot is .14 acre and 68x90deep per tax records. And how about the fact that from this location you can walk to coffee and bagel in the morning, restaurants in the evening, shopping during the day, and access to S. Bethany Beach via Parking Pass. Closest Beach Access is the most Southern segment of the S. Bethany Beach that buffers up against State Park Land. This is Location Location.

Listing Details

Original Price:	\$950,000	Previous List Price:	\$950,000	DOM:	260
Listing Term Begins:	08/23/2023	Sale Type:	Standard		
Federal Flood Zone:	Yes				

Sale/Lease Contract

Concessions:	No		
Agreement of Sale Dt:	05/23/24	Close Date:	06/06/24
Close Sale Type:	Standard Sale	Close Price:	\$835,000.00

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124 Layton Dr, South Bethany, DE 19930

Closed | 11/01/24

Land

\$1,050,000



MLS #:	DESU2070884	Lot Acres / SQFT:	0.17a / 7,500sf / Estimated
Tax ID #:	134-17.20-129.00	Lot Size Dimensions:	75.00 x 100.00
County:	Sussex, DE	Price/Acre:	\$6,176,470.59
MLS Area:	Baltimore Hundred - Sussex, DE County (31001)	Ownership Interest:	Fee Simple
		Concessions:	See Concessions
Legal Subdivision:	South Bethany Harbor		
School District:	Indian River		
High School:	Indian River		

Taxes, Assessment, Fees

Tax Annual Amt/Year: \$1,238 / 2024
Tax Assessed Value: 2024

Association / Community Info

HOA: No

Waterfront / Water Access

Water Access: Yes

Land Information

Current Use: Residential
Lot Features: Bulkheaded

Additional Parcels: Yes / TAX PARCEL 134-17.20-128.01 included in the sale
View: Canal

Features

Utilities: Water Source: Public Hook-up Available; Sewer: Public Hook/Up Avail

Remarks

Public: Build Your DREAM Home on Oversized Waterfront Lot in South Bethany!! Don't miss this incredible opportunity to own a prime waterfront lot in the sought-after South Bethany location. This oversized, canal-front property measures 75' x 100'—one and a half times larger than standard lots, providing ample space for your custom beach home. Just a short walk to the beach, this ideal location offers the perfect combination of coastal living and boating convenience. Imagine waking up to water views and enjoying easy access to both the beach and the bay. Start building your dream home in this peaceful, scenic location today!

Listing Details

Original Price:	\$1,050,000	Sale Type:	Standard	DOM:	3
Listing Term Begins:	09/25/2024				
Federal Flood Zone:	Yes				

Sale/Lease Contract

Agreement of Sale Dt:	09/27/24	Close Date:	11/01/24
Close Sale Type:	Standard Sale	Close Price:	\$1,050,000.00

