

## Client One-Page

131 Canal Dr, South Bethany, DE 19930

Closed | 06/17/22

Land

\$400,000



MLS #:	DESU2022104	Lot Acres / SQFT:	0.13a / 5,663sf /
Tax ID #:	134-17.00-440.00	Assessor	
County:	Sussex, DE	Lot Size Dimensions:	39.00 x 105.00
MLS Area:	Baltimore Hundred -	Price/Acre:	\$3,076,923.08
	Sussex, DE County	Ownership Interest:	Fee Simple
	(31001)		
Legal Subdivision:	Cat Hill		
Subdiv / Neigh:	CAT HILL		
School District:	<a href="#">Indian River</a>		

### Taxes, Assessment, Fees

Tax Annual Amt/Year: \$239 / 2021  
Tax Assessed Value: 2021

### Association / Community Info

HOA: No

### Land Information

Current Use: Residential

Additional Parcels: No

### Features

Utilities: Water Source: Lateral Not Installed/Must Tap Off Main, Public; Sewer: Lateral/Tap off Main, Public Hook/Up Avail

### Remarks

Public: Sold before it was put on the Market. For Comp Purposes Only

### Listing Details

Original Price:	\$400,000	Sale Type:	Standard	DOM:	1
Listing Term Begins:	06/17/2022				
Federal Flood Zone:	Yes				

### Sale/Lease Contract

Concessions:	No				
Agreement of Sale Dt:	06/17/22	Close Date:	06/17/22		
Close Sale Type:	Standard Sale	Close Price:	\$400,000.00		

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200 Carlisle Rd, South Bethany, DE 19930

Closed | 02/25/22

Land

\$800,000



MLS #: DESU2010344      Lot Acres / SQFT: 0.15a / 6,534sf / Assessor  
 Tax ID #: 134-20.08-47.00  
 County: Sussex, DE      Lot Size Dimensions: 114x100x60x112  
 MLS Area: Baltimore Hundred - Sussex, DE County      Price/Acre: \$5,333,333.33  
    Ownership Interest: Fee Simple (31001)  
 Legal Subdivision: YORK BEACH  
 Subdiv / Neigh: YORK BEACH  
 School District: [Indian River](#)  
 Location Type: Canal

**Taxes, Assessment, Fees**

Tax Annual Amt/Year: \$532 / 2021  
Tax Assessed Value: 2021

**Association / Community Info**

HOA: No

**Waterfront / Water Access**

Water Access: Yes; Boat - Powered, Canoe/Kayak, Personal Watercraft (PWC), Private Access

**Land Information**

Possible Use: Residential      Additional Parcels: No  
 Current Use: Vacant      View: Canal, Scenic Vista, \

Lot Features: Bulkheaded, Corner  
 Road: Paved

**Features**

Utilities: Water Source: Public; Sewer: Public Sewer

**Remarks**

Public: Canalfront lot just 2 blocks to the beach with panoramic water views. This corner location overlooks wetlands to the South and bay water to the West offering a wonderful opportunity to build your dream home with the potential to have scenic views from nearly every room. Enjoy an easy walk to the beautiful life-guarded South Bethany Beach or spend the day on the bay with the ability to add a boat dock to this bulkheaded lot. Just steps to several local restaurants and shops including Rosenfeld's Deli and Big Fish Grill, this is an ideal location to park your car and walk or ride your bike to everything you could want or need while at the beach.

**Listing Details**

Original Price: \$749,000      Sale Type: Standard      DOM: 8  
 Listing Term Begins: 01/06/2022  
 Federal Flood Zone: Yes

**Sale/Lease Contract**

Concessions: No  
 Agreement of Sale Dt: 01/12/22      Close Date: 02/25/22  
 Close Sale Type: Standard Sale      Close Price: \$800,000.00

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