

Client One-Page

431 Black Gum Dr, South Bethany, DE 19930

Active

Residential

\$965,700



MLS #: DESU2109498
 Tax ID #: 134-17.00-212.00
 County: Sussex, DE
 MLS Area: Baltimore Hundred
 In City Limits: Yes
 Legal Subdivision: CAT HILL
 Subdiv / Neigh: CAT HILL
 School District: [Indian River](#)
 Year Built: 1992
 Property Condition: Very Good
 Tax Annual Amt/Year: \$2,157 / 2025
 Tax Assessed Value: 2025

	Beds	Baths
TOTAL	3	2 Full
Main Level	3	2 Full

Structure Type: Detached
 Style: Coastal, Contemporary
 Levels/Stories: 2
 Views: Other, Panoramic
 Ownership Interest: Fee Simple
 Abv Grd Fin SQFT: 1,550 / Estimated
 Lot Acres / SQFT: 0.11a / 4,792sf / Assessor
 Lot Size Dimensions: 52.00 x 107.00
 Concessions: [See Concessions](#)

Features

Constr Materials: Frame	Accessibility Feat: Doors - Swing In	Exterior Features: BBQ Grill,
Roof: Architectural Shingle	Appliances: Built-In Microwave, Built-In	Outside Shower
Cooling/Fuel: Central A/C / Electric	Range, Dishwasher, Dryer - Outdoor Living Struc:	Deck(s)
Heating/Fuel: Forced Air, Heat Pump(s) / Electric	Electric, Oven/Range - Waterfront/Type: No	Zoning: TN
Water/Sewer: Public / Public Sewer	Gas, Refrigerator, Stainless Steel Appliances, Washer,	
Basement: No	Water Heater	
	Furnished: Yes	

Remarks

Public: Welcome to this best kept secret located in the secluded community of Cat Hill S. Bethany Beach DE. This Coastal Retreat offers 3 BR, (plus a loft that could be a 4th BR/Office) and 2 BA with an Open Concept designed to accentuate the beautiful design of this home. The home is elevated above a tidal marsh area surrounded by tall grasses, winding waterways in the distance and expansive sky vie...

Inclusions: Furnished with some exclusions

Exclusions: See attached list

Listing Details

Original Price:	\$965,700	Sale Type:	Standard	DOM:	28
Federal Flood Zone:	Yes				

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of

compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2026. Created: 05/12/2026 10:43 AM



311 W 9th St, South Bethany, DE 19930

Active

Residential  \$1,049,000



MLS #: DESU2095946
 Tax ID #: 134-17.19-1.00
 County: Sussex, DE
 MLS Area: Baltimore Hundred
 In City Limits: Yes
 Legal Subdivision: South Bethany Harbor
 Subdiv / Neigh: NONE AVAILABLE
 School District: [Indian River](#)
 High School: Sussex Central
 Year Built: 1978
 Property Condition: Below Average
 Tax Annual Amt/Year: \$2,730 / 2025
 Tax Assessed Value: 2025

	Beds	Baths
TOTAL	3	2 Full
Main Level	3	2 Full

Structure Type: Detached
 Style: Raised Ranch/Rambler
 Levels/Stories: 2
 Waterfront: Yes
 Views: Canal
 Ownership Interest: Fee Simple
 Abv Grd Fin SQFT: 1,204 / Assessor
 Lot Acres / SQFT: 0.12a / 5,250sf / Estimated
 Lot Size Dimensions: 50.00 x 105.00
 Concessions: [See Concessions](#)

Waterfront / Water Access

Waterfront Features: Private Dock Site
 Water Access: Yes
 Navigable Water: Yes
 Tidal Water: Yes
 Dock Type: 1Material - Treated Lumber, Private
 Water Body Type: Canal
 Water Frontage in FT: 50

Features

Constr Materials: Aluminum Siding, CPVC/PVC, Frame, Modular/Manufactured
 Roof: Asphalt
 Cooling/Fuel: Heat Pump(s) / Electric
 Heating/Fuel: Heat Pump(s) / Electric
 Water/Sewer: Public / Public Sewer
 Basement: No
 Accessibility Feat: None
 Appliances: Dishwasher, Dryer - Electric, Oven/Range - Electric, Range Hood, Refrigerator, Washer, Water Heater
 Furnished: No
 Exterior Features: Exterior Lighting, Outside Shower
 Waterfront/Type: Yes / Canal
 Zoning: TN
 Attached Garage - # of Spaces: 2
 Driveway - # of Spaces: 2

Remarks

Public: House is Sold AS IS CONDITION! Sellers will not make any repairs.
 Inclusions: Tri-Level Boat Dock, All appliances included, As Shown & AS IS CONDITION

Listing Details

Original Price: \$1,150,000
 Federal Flood Zone: Yes
 Previous List Price: \$1,100,000
 Sale Type: Standard
 DOM: 252
 Listing Terms: As is Condition

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of

compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2026. Created: 05/12/2026 10:43 AM



207 W 11th St, South Bethany, DE 19930

Active

Residential  \$1,490,000



MLS #: DESU2091060
 Tax ID #: 134-17.19-66.00
 County: Sussex, DE
 MLS Area: Baltimore Hundred
 In City Limits: Yes
 Legal Subdivision: South Bethany Harbor
 Subdiv / Neigh: SOUTH BETHANY HARBOR
 School District: [Indian River](#)
 Year Built: 2006
 Property Condition: Very Good
 Tax Annual Amt/Year: \$2,741 / 2024
 Tax Assessed Value: 2024

	Beds	Baths
TOTAL	4	3 Full, 1 Half
Main Level	4	3 Full, 1 Half

Structure Type: Detached
 Style: Coastal, Craftsman
 Levels/Stories: 3
 Waterfront: Yes
 Views: Canal
 Ownership Interest: Fee Simple
 Abv Grd Fin SQFT: 2,971 / Estimated
 Lot Acres / SQFT: 0.11a / 4,792sf / Assessor
 Lot Size Dimensions: 50.00 x 100.00
 Concessions: [See Concessions](#)

Waterfront / Water Access

Water Access: Yes
 Navigable Water: Yes
 Tidal Water: Yes
 Dock Type: 1Pier (Perpendicular), Private
 Dock Slip Conveyance: Deeded
 Water Body Type: Canal
 Water Frontage in FT: 50

Features

Constr Materials: Frame
 Roof: Architectural Shingle
 Cooling/Fuel: Central A/C / Electric
 Heating/Fuel: Heat Pump(s) / Electric
 Water/Sewer: Public / Public Sewer
 Basement: No
 Accessibility Feat: None
 Fireplace Count: 1
 Furnished: Yes
 Waterfront/Type: Yes / Canal
 Zoning: R

Remarks

Public: Just reduced and ready for Summer ! Extraordinary Coastal Charm personified in this 4 BDR and den canal front retreat. Enjoy the beach lifestyle just a short stroll to award winning beaches or hop on your boat or jet skis and enjoy the beautiful bay. Oversized sand colored Ceramic tile on first and second floor. First floor is host to two bedroom and full bath ,laundry room and huge storage ...

Inclusions: Furnished
 Exclusions: list provided by Seller

Listing Details

Original Price: \$1,675,000
 Federal Flood Zone: Yes
 Previous List Price: \$1,550,000
 Sale Type: Standard
 Flood Zone Code: AE
 DOM: 277



138 Bayshore Dr, South Bethany, DE 19930

Active

Residential

\$1,700,000



MLS #: DESU2099268
 Tax ID #: 134-20.08-87.00
 County: Sussex, DE
 MLS Area: Baltimore Hundred
 In City Limits: Yes
 Legal Subdivision: South Bethany Harbor
 Subdiv / Neigh: SOUTH BETHANY HARBOR
 School District: [Indian River](#)
 Year Built: 2012
 Property Condition: Excellent
 Tax Annual Amt/Year: \$3,234 / 2025
 Tax Assessed Value: 2025

	Beds	Baths
TOTAL	4	4 Full, 1 Half
Main Level	1	1 Full, 1 Half
Upper Level 1	3	2 Full
Lower Level 1		1 Full

Structure Type: Detached
 Style: Coastal
 Levels/Stories: 2
 Waterfront: Yes
 Views: Canal, Garden/Lawn, Panoramic
 Ownership Interest: Fee Simple
 Abv Grd Fin SQFT: 2,200 / Estimated
 Lot Acres / SQFT: 0.11a / 5,000sf / Estimated
 Lot Size Dimensions: 50.00 x 100.00
 Concessions: [See Concessions](#)

Recent Change: 04/27/2026 : DOWN : \$1,795,000->\$1,700,000

Waterfront / Water Access

Waterfront Features: Private Dock Site
 Water Access: Yes; Boat - Powered, Canoe/Kayak, Fishing
 Allowed, Private Access
 Navigable Water: Yes
 Tidal Water: Yes
 Dock Type: 1Hoist/Lift Electric, Private
 Dock Slip Conveyance: Deeded

Water Body Type: Canal
 Water Frontage in FT: 50
 Distance To Body Of Wtr: 0; Feet
 Mean Low Water Feet: 4
 Riparian Rights: Yes

Rooms

Bedroom 2: 14 x 11 Upper 1 Flooring - Carpet
 Bedroom 3: 13 x 12 Upper 1 Attached Bathroom, Flooring - Carpet
 Bedroom 4: 14 x 13 Upper 1 Flooring - Carpet
 Laundry: 9 x 5 Upper 1
 Living Room: 16 x 16 Main Flooring - HardWood
 Kitchen: 16 x 11 Main Flooring - HardWood
 Dining Room: 16 x 6 Main Flooring - HardWood
 Primary Bedroom: 15 x 14 Main Attached Bathroom, Built-Ins, Flooring - HardWood, Walk-In Closet(s), Window Treatments
 Screened Porch: 17 x 11 Main
 Office: 14 x 12 Lower 1 Attached Bathroom

Features

Constr Materials: Frame, Stick Built, Vinyl Siding
 Accessibility Feat: None
 Exterior Features: Boat Storage, Extensive Hardscape, Exterior Lighting, Flood Lights, Outbuilding(s), Secure Storage
 Roof: Architectural Shingle, Pitched
 Appliances: Built-In Microwave, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Icemaker, Oven/Range - Electric, Refrigerator, Stainless Steel Appliances, Washer, Water Dispenser, Water Heater
 Cooling/Fuel: Central A/C / Electric
 Heating/Fuel: Forced Air, Heat Pump(s) / Electric
 Water/Sewer: Public / Public Sewer
 Basement: No
 Security Features: Detector(s), Main Entrance Lock, Security System, Smoke Detector
 Fireplace Count: 1
 Laundry Type: Upper Floor Laundry
 Furnished: Yes
 Outdoor Living Struc: Enclosed, Patio(s), Porch(es), Screened
 Waterfront/Type: Yes / Canal
 Zoning: TN
 Attached Carport - # of Spaces: 2
 Driveway - # of Spaces: 8

Remarks

Public: A rare canalfront retreat just steps from the beach, this custom-built South Bethany home delivers the coastal lifestyle buyers wait years to find. Known as one of Delaware's most beloved boating communities, South Bethany offers the rare pleasure of life on the water with easy access to quiet canals, open bay adventures, and the beach just moments away. Perfectly positioned along one of So...
 Inclusions: Furnished with exclusions.
 Exclusions: See list of exclusions and bill of sale attached.

Listing Details

Original Price: \$1,850,000
 Federal Flood Zone: Yes
 Previous List Price: \$1,795,000
 Sale Type: Standard
 DOM: 158
 Listing Terms: All Negotiation Thru Lister
 Home Warranty: No



409 Bristol Rd, South Bethany, DE 19930

Active

Residential

\$1,700,000



MLS #: DESU2097412
 Tax ID #: 134-20.07-116.00
 County: Sussex, DE
 MLS Area: Baltimore Hundred
 In City Limits: Yes
 Legal Subdivision: YORK BEACH
 Subdiv / Neigh: YORK BEACH
 School District: [Indian River](#)
 Year Built: 1971
 Property Condition: Very Good
 Tax Annual Amt/Year: \$3,076
 Tax Assessed Value: 2019

	Beds	Baths
TOTAL	4	3 Full
Main Level	1	1 Full
Upper Level 1	3	2 Full

Structure Type: Detached
 Style: Coastal
 Levels/Stories: 2
 Waterfront: Yes
 Views: Canal, Water
 Ownership Interest: Fee Simple
 Abv Grd Fin SQFT: 2,400 / Estimated
 Lot Acres / SQFT: 0.14a / 6,098sf / Assessor
 Lot Size Dimensions: 70.00 x 90.00
 Concessions: [See Concessions](#)

Waterfront / Water Access

Waterfront Features: Private Dock Site
 Water Access: Yes; Boat - Length Limit, Boat - Powered, Personal Watercraft (PWC), Private Access, Waterski/Wakeboard
 Navigable Water: Yes
 Tidal Water: Yes
 Dock Type: 1Material - Treated Lumber, Private, Single Slip
 Dock Slip Conveyance: Deeded
 Water Body Name: Jefferson Creek
 Water Body Type: Canal
 Water Frontage in FT: 70

Features

Constr Materials: Aluminum Siding, Frame
 Roof: Architectural Shingle
 Cooling/Fuel: Central A/C / None
 Heating/Fuel: Heat Pump(s) / Electric
 Water/Sewer: Public / Public Sewer
 Basement: No
 Accessibility Feat: None
 Appliances: Built-In Microwave, Cooktop, Dishwasher, Dryer, Extra Refrigerator/Freezer, Oven
 Outdoor Living Struc: Deck(s), Enclosed, Porch(es)
 Waterfront/Type: Yes / Canal
 Zoning: TN
 Driveway - # of Spaces: 3
 Security Features: Motion Detectors, Security System
 Fireplace Count: 1
 Laundry Type: Main Floor Laundry
 Furnished: Partially

Remarks

Public: Welcome to a home that perfectly blends effortless style with waterside charm, an inviting 4-bedroom, 3-bath gem on the canals of South Bethany Beach. With over 2,400 square feet of furnished living space, this property is just steps from the sand yet offers a calm, private setting with water views from nearly every angle. The open floor plan extends seamlessly into a light-filled three-season ro...
 Exclusions: All items in the shed, along with personal belongings stored in drawers, closets, and dressers, are excluded. Jet ski, canoe, and kayaks do not convey.

Listing Details

Original Price: \$1,700,000
 Federal Flood Zone: Yes
 Sale Type: Standard
 Flood Zone Code: AE
 DOM: 164
 Listing Terms: All Negotiation Thru Lister
 Home Warranty: No

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of

compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2026. Created: 05/12/2026 10:43 AM



309 W 5th St, South Bethany, DE 19930

Active

Residential

\$1,795,000



MLS #: DESU2107482
 Tax ID #: 134-17.19-20.03
 County: Sussex, DE
 MLS Area: Baltimore Hundred
 In City Limits: Yes
 Legal Subdivision: South Bethany Harbor
 Subdiv / Neigh: SOUTH BETHANY HARBOR
 School District: [Indian River](#)
 Year Built: 2011
 Tax Annual Amt/Year: \$3,294 / 2025
 Tax Assessed Value: 2025

	Beds	Baths
TOTAL	4	3 Full
Main Level	1	1 Full
Upper Level 1	3	2 Full

Structure Type: Detached
 Style: Coastal
 Levels/Stories: 3
 Waterfront: Yes
 Views: Canal, Water
 Ownership Interest: Fee Simple
 Abv Grd Fin SQFT: 2,200 / Estimated
 Lot Acres / SQFT: 0.11a / 4,792sf / Assessor
 Lot Size Dimensions: 50.00 x 100.00
 Concessions: [See Concessions](#)

Waterfront / Water Access

Waterfront Features: Private Dock Site Water Body Type: Canal
 Water Access: Yes; Boat - Powered, Canoe/Kayak, Fishing Water Frontage in FT: 50
 Allowed, Personal Watercraft (PWC), Private Access
 Navigable Water: Yes
 Tidal Water: Yes
 Dock Type: 1Against Bulkhead Only (Lateral)
 Dock Slip Conveyance: Physical Dock/Slip Conveys

Features

Constr Materials: Frame, Stick Built Accessibility Feat: None Exterior Features: Outside Shower
 Roof: Architectural Shingle Appliances: Cooktop, Dishwasher, Outdoor Living Struc: Deck(s),
 Cooling/Fuel: Central A/C / Electric Disposal, Dryer, Microwave, Patio(s),
 Heating/Fuel: Heat Pump(s) / Electric Oven - Wall, Oven/Range - Porch(es),
 Water/Sewer: Public / Public Sewer Electric, Refrigerator, Screened
 Basement: No Stainless Steel Appliances, Washer, Water Heater Waterfront/Type: Yes / Canal
 Zoning: TN
 Fireplace Count: 1 Attached Carport - # of Spaces: 2
 Furnished: Yes Driveway - # of Spaces: 6

Remarks

Public: Stunning canal front retreat with a private boat dock and just a short bike-ride from the pristine life-guarded beach of South Bethany. This coastal gem offers the perfect blend of indoor and outdoor living, featuring an open floor plan with an inviting great room that flows seamlessly onto a spacious screened porch and sun deck overlooking the water —ideal for entertaining or relaxing by th...

Listing Details

Original Price: \$1,795,000 Sale Type: Standard DOM: 56
 Federal Flood Zone: Yes

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of

compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2026. Created: 05/12/2026 10:43 AM



322 York Rd, South Bethany, DE 19930

Active

Residential

\$3,500,000



MLS #: DESU2108584
 Tax ID #: 134-20.08-1.00
 County: Sussex, DE
 MLS Area: Baltimore Hundred
 In City Limits: No
 Legal Subdivision: York Beach
 Subdiv / Neigh: YORK BEACH
 School District: [Indian River](#)
 Year Built: 2026
 New Construct: Yes
 Property Condition: Excellent
 Tax Annual Amt/Year: \$1,300 / 2025
 Tax Assessed Value: 2025

	Beds	Baths
TOTAL	4	4 Full, 2 Half
Main Level		1 Half
Upper Level 1	3	3 Full
Upper Level 2	1	1 Full, 1 Half

Structure Type: Detached
 Style: Coastal
 Levels/Stories: 3
 Waterfront: Yes
 Views: Canal, Water
 Ownership Interest: Fee Simple
 Abv Grd Fin SQFT: 3,700 / Estimated
 Lot Acres / SQFT: 0.14a / 6,098sf / Assessor
 Lot Size Dimensions: 68.00 x 90.00
 Concessions: [See Concessions](#)

Waterfront / Water Access

Tidal Water: Yes
 Water Body Type: Canal
 Water Frontage in FT: 68

Rooms

Kitchen: Upper 2 Countertop(s) - Quartz, Flooring - Luxury Vinyl Plank, Kitchen - Gas Cooking, Lighting - Ceiling, Lighting - Recessed, Pantry
 Dining Room: Upper 2 Cathedral/Vaulted Ceiling
 Family Room: Upper 2 Built-Ins, Cathedral/Vaulted Ceiling, Fireplace - Gas, Flooring - Luxury Vinyl Plank
 Laundry: Main
 Primary Bedroom: Upper 2 Bathroom - Walk-In Shower, Cathedral/Vaulted Ceiling, Ceiling Fan(s), Lighting - Ceiling, Walk-In Closet(s)
 Screened Porch: Upper 2
 Bonus Room: Main Built-Ins, Ceiling Fan(s), Countertop(s) - Quartz, Flooring - Luxury Vinyl Plank, Lighting - Recessed, Wet Bar

Features

New Construct: Yes
 Constr Materials: Blown-In Insulation, HardiPlank Type, Stick Built
 Roof: Architectural Shingle
 Cooling/Fuel: Ceiling Fan(s), Central A/C / Electric
 Heating/Fuel: Heat Pump-Gas BackUp / Propane - Metered
 Water/Sewer: Public / Public Sewer
 Basement: No
 Accessibility Feat: Elevator
 Appliances: Built-In Microwave, Cooktop, Dishwasher, Disposal, Energy Efficient Appliances, Icemaker, Oven/Range - Gas, Range Hood, Refrigerator, Stainless Steel Appliances, Washer/Dryer Hookups Only, Water Heater, Water Heater - Tankless
 Exterior Features: Outside Shower
 Outdoor Living Struc: Porch(es), Screened
 Waterfront/Type: Yes / Canal
 Zoning: TN
 Attached Garage - # of Spaces: 3
 Fireplace Count: 1
 Laundry Type: Has Laundry, Lower Floor, Laundry, Main Floor, Laundry, Upper Floor, Laundry
 Furnished: No

Remarks

Public: Rare Waterfront Opportunity on One of South Bethany's Widest Canals with Dual Water Views and just .5 mile to Beach Access. Welcome to this premier waterfront offering in the heart of South Bethany, nestled within the highly sought-after York Beach community. Perfectly positioned on a quiet cul-de-sac along one of the widest canals in the area, this brand-new custom residence captures ex...

Listing Details

Original Price: \$3,500,000
 Federal Flood Zone: Yes
 Sale Type: Standard
 DOM: 34

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of

