

Client One-Page

105 Petherton Dr, South Bethany, DE 19930

Closed | 02/25/25

Land

 \$975,000



MLS #:	DESU2078544	Lot Acres / SQFT:	0.11a / 4,792sf / Assessor
Tax ID #:	134-17.20-14.00	Lot Size Dimensions:	50.00 x 100.00
County:	Sussex, DE	Price/Acre:	\$8,863,636.36
MLS Area:	Baltimore Hundred - Sussex, DE County (31001)	Ownership Interest:	Fee Simple
		Concessions:	See Concessions
Legal Subdivision:	South Bethany Harbor		
School District:	Indian River		

Taxes, Assessment, Fees

Tax Annual Amt/Year: \$386 / 2024
Tax Assessed Value: 2024

Association / Community Info

HOA: No

Waterfront / Water Access

Water Access: Yes

Land Information

Current Use: Vacant

Additional Parcels: No

Features

Utilities: Water Source: Public; Sewer: Public Sewer

Remarks

Public: This stunning 50x100 waterfront lot offers the perfect opportunity to build your dream home in a sought-after coastal location. With direct access to a deep water canal right in your backyard, boating enthusiasts will enjoy easy launches and scenic water views. The property is a short walk to the pristine beach, allowing you to enjoy both the serenity of canal-side living and the beauty of the ocean. The lot is ideally situated in South Bethany, providing privacy and tranquility while still offering convenience to local shops, restaurants, and amenities. Whether you're a boating lover or simply seeking a relaxing beach lifestyle, this lot presents an incredible chance to create the ultimate coastal retreat.

Listing Details

Original Price:	\$950,000	Sale Type:	Standard	DOM:	3
Listing Term Begins:	02/10/2025	Flood Zone Code:	AE		
Federal Flood Zone:	Yes				

Sale/Lease Contract

Agreement of Sale Dt:	02/12/25	Close Date:	02/25/25
Close Sale Type:	Standard Sale	Close Price:	\$975,000.00

© 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: 01/25/2026 03:49 PM



101 Henlopen Dr, Bethany Beach, DE 19930

Closed | 09/13/25

Land

\$1,000,000



MLS #:	DESU2096656	Lot Acres / SQFT:	0.11a / 4,792sf / Estimated
Tax ID #:	134-17.20-72.00	Lot Size Dimensions:	50 x 100
County:	Sussex, DE	Price/Acre:	\$9,090,909.09
MLS Area:	Baltimore Hundred - Sussex, DE County (31001)	Ownership Interest:	Fee Simple
		Concessions:	See Concessions
Legal Subdivision:	South Bethany Harbor		
School District:	Indian River		
Location Type:	Canal		

Taxes, Assessment, Fees

Tax Annual Amt/Year: \$219

Association / Community Info

HOA: No

Waterfront / Water Access

Water Access: Yes

Land Information

Possible Use:	Residential	Additional Parcels:	No
Current Use:	Vacant	View:	Canal
Lot Features:	Bulkheaded, Cleared		

Features

Utilities: Water Source: Public; Sewer: Public Sewer

Listing Details

Original Price:	\$1,000,000	Sale Type:	Standard	DOM:	0
Listing Term Begins:	08/12/2025				
Federal Flood Zone:	Yes				

Sale/Lease Contract

Agreement of Sale Dt:	09/13/25	Close Date:	09/13/25
Close Sale Type:	Standard Sale	Close Price:	\$1,000,000.00

© 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: 01/25/2026 03:49 PM



103 Henlopen Dr, Bethany Beach, DE 19930

Closed | 09/13/25

Land

\$1,000,000



MLS #:	DESU2096658	Lot Acres / SQFT:	0.11a / 4,792sf / Estimated
Tax ID #:	134-17.20-71.00	Lot Size Dimensions:	50 x 100
County:	Sussex, DE	Price/Acre:	\$9,090,909.09
MLS Area:	Baltimore Hundred - Sussex, DE County (31001)	Ownership Interest:	Fee Simple
		Concessions:	See Concessions
Legal Subdivision:	South Bethany Harbor		
School District:	Indian River		
Location Type:	Canal		

Taxes, Assessment, Fees

Tax Annual Amt/Year:

Association / Community Info

HOA: No

Waterfront / Water Access

Water Access: Yes

Land Information

Possible Use:	Residential	Additional Parcels:	No
Current Use:	Vacant	View:	Canal
Lot Features:	Bulkheaded, Cleared		

Features

Utilities: Water Source: Public; Sewer: Public Sewer

Listing Details

Original Price:	\$1,000,000	Sale Type:	Standard	DOM:	0
Listing Term Begins:	08/12/2025				
Federal Flood Zone:	Yes				

Sale/Lease Contract

Agreement of Sale Dt:	09/13/25	Close Date:	09/13/25
Close Sale Type:	Standard Sale	Close Price:	\$1,000,000.00

© 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: 01/25/2026 03:49 PM



320 York Rd, Bethany Beach, DE 19930

Closed | 11/03/25

Land

\$1,100,000



MLS #:	DESU2095724	Lot Acres / SQFT:	0.14a / 6,098sf / Assessor
Tax ID #:	134-20.08-2.00	Lot Size Dimensions:	68.00 x 90.00
County:	Sussex, DE	Price/Acre:	\$7,857,142.86
MLS Area:	Baltimore Hundred - Sussex, DE County (31001)	Ownership Interest:	Fee Simple
		Concessions:	See Concessions
Legal Subdivision:	York Beach		
Subdiv / Neigh:	YORK BEACH		
School District:	Indian River		
High School:	Indian River		
Location Type:	Canal		

Taxes, Assessment, Fees

Tax Annual Amt/Year: \$1,700 / 2025
Tax Assessed Value: 2025

Association / Community Info

HOA: No

Waterfront / Water Access

Water Access: Yes

Land Information

Current Use:	Vacant	Additional Parcels:	No
Lot Features:	Bulkheaded	View:	Canal
Road:	Tar and Chip / City/County		

Features

Utilities: Cable TV Available, Electric Available, Phone Available, Propane, Sewer Available, Water Available; Water/Sewer Hookup Fee: \$14,700; Water Source: Lateral Not Installed/Must Tap Off Main, Public Hook-up Available; Sewer: Public Sewer

Remarks

Public: Single Family Building lot on canal, nestled next to 3 new construction homes 2025. Extra large road frontage allows for home to face the street and affords wider views of the canals. Walkable to the ocean and quiet beach of South Bethany as well as shopping and dining in the stores of York Beach Mall. Buyer is responsible for Sewer Impact Fee currently \$10,700 Buyer is responsible for Artesian Water Impact Fee currently \$4000

Listing Details

Original Price:	\$1,100,000	Sale Type:	Standard	DOM:	6
Listing Term Begins:	08/29/2025				
Federal Flood Zone:	Yes				

Sale/Lease Contract

Agreement of Sale Dt:	09/02/25	Close Date:	11/03/25
Close Sale Type:	Standard Sale	Close Price:	\$1,100,000.00

© 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: 01/25/2026 03:49 PM



1104 S Ocean Dr, South Bethany, DE 19930

Closed | 09/12/25

Land

\$3,495,000



MLS #:	DESU2092404	Lot Acres / SQFT:	0.15a / 6,500sf / Estimated
Tax ID #:	NO TAX RECORD	Lot Size Dimensions:	130 X 50
County:	Sussex, DE	Price/Acre:	\$23,300,000.00
MLS Area:	Baltimore Hundred - Sussex, DE County (31001)	Ownership Interest:	Fee Simple
		Concessions:	See Concessions
Subdiv / Neigh:	SOUTH BETHANY HARBOR		
School District:	Indian River		
Location Type:	Oceanfront		

Taxes, Assessment, Fees

Tax Annual Amt/Year: \$2,220

Association / Community Info

HOA: Yes HOA Fee: \$35 / Annually

Waterfront / Water Access

Water Access: Yes

Land Information

Current Use: Vacant Additional Parcels: No View: Ocean, Scenic Vista,

Features

Utilities: Water Source: Public; Sewer: Public Sewer

Remarks

Public: With 50 feet of pristine Oceanfront, this parcel of land provides a rare opportunity to build a new dream beach home with unparalleled views of the Atlantic Ocean and coastline. Enjoy quiet mornings watching the sunrise from your very own beachfront porch and create lasting memories of warm days with your family and friends on the beautiful, life-guarded beach in South Bethany. Enjoy a short walk from your future home to the restaurants and shops of South Bethany, or take a quick bike ride for shopping, eateries, the boardwalk, and all that downtown Bethany Beach has to offer. This ideal oceanfront setting offers both a premier beach lifestyle and a solid long-term investment.

Listing Details

Original Price: \$3,495,000 Sale Type: Standard DOM: 6
Listing Term Begins: 08/07/2025
Federal Flood Zone: Yes

Sale/Lease Contract

Agreement of Sale Dt: 08/12/25 Close Date: 09/12/25
Close Sale Type: Standard Sale Close Price: \$3,495,000.00

© 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: 01/25/2026 03:49 PM

