

# 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

## Association / Community Info

HOA: No

## Land Information

Possible Use:	Residential	Additional Parcels:	No
Current Use:	Land/Lot Only, Residential	View:	Trees/Woods
Lot Features:	Cul-de-sac, Trees/Wooded		
Road:	City/County		

## 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:	277
Listing Term Begins:	07/18/2023				
Federal Flood Zone:	Yes				

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408 Russell Rd, South Bethany, DE 19930

Active

Land

\$700,000



MLS #:	DESU2051920	Lot Acres / SQFT:	0.19a / 8,276sf /
Tax ID #:	134-17.00-153.00	Assessor	
County:	Sussex, DE	Lot Size Dimensions:	107x81x19x95x61
MLS Area:	Baltimore Hundred -	Price/Acre:	\$3,684,210.53
	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: \$351 / 2022  
Tax Assessed Value: 2022

**Association / Community Info**

HOA: No  
Amenities: Water/Lake Privileges

**Land Information**

Possible Use:	Residential	Additional Parcels:	No
Current Use:	Vacant		
Lot Features:	Cul-de-sac, Trees/Wooded		
Road:	Paved / Public		

**Features**

Utilities: Water Source: Public; Sewer: Public Sewer

**Remarks**

Public: Build your dream beach home on this large lot within walking distance to the beach! This parcel has been fully cleared and with the sewer connection fee already paid, this lot is ready for the home of your design. Nestled on a quiet cul-de-sac this is the perfect location, tucked away on a quiet street yet close to the beautiful life-guarded South Bethany Beach. Situated in the desirable community of Cat Hill with no HOA fees and offers a kayak launch area on the Assawoman Canal so you can paddle out to the bay.

**Listing Details**

Original Price:	\$700,000	Sale Type:	Standard	DOM:	156
Listing Term Begins:	11/17/2023				
Federal Flood Zone:	Yes				

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322 York Rd, South Bethany, DE 19930

Active

Land

 \$899,000



MLS #:	DESU2046510	Lot Acres / SQFT:	0.14a / 6,098sf / Assessor
Tax ID #:	134-20.08-1.00	Lot Size Dimensions:	68.00 x 90.00
County:	Sussex, DE	Price/Acre:	\$6,421,428.57
MLS Area:	Baltimore Hundred - Sussex, DE County (31001)	Ownership Interest:	Fee Simple
Legal Subdivision:	York Beach		
Subdiv / Neigh:	YORK BEACH		
School District:	<a href="#">Indian River</a>		
Location Type:	Canal		

Recent Change: **04/13/2024 : Back to Active : ->ACT**

**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:	227
Listing Term Begins:	08/23/2023	Sale Type:	Standard		
Federal Flood Zone:	Yes				

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