

# \$535,000 - 28404 Reef Dr, Selbyville

MLS® #DESU2037108

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## \$535,000

3 Bedroom, 2.00 Bathroom, 2,193 sqft  
Residential on 0 Acres

### LIGHTHOUSE LAKES, Selbyville, DE

Welcome home to this resale in Lighthouse Lakes that shows like new! Palladio Ranch floorplan offers almost 2200 square feet in one-level living. The flow is perfect, with 2 bedrooms at the front of the house that share a full bath, then the home opens up beautifully for open-concept living. The kitchen offers an oversized island great for gathering and entertaining family and friends. Some of the kitchen upgrades that will delight are subway tile kitchen wall backsplash, granite countertops, large pantry and crown molding on the white craftsman style 42" cabinets. The living room is filled with natural light and is over 17' wide and when combined with the dining area almost 25' deep. The primary bedroom is spacious at 16x14 and features a large walk-in closet, tray ceiling and double vanity primary bath with easily accessible shower. There is a sizeable mudroom with custom cubby system and coat closet right off the garage access. Tankless hot water heater and affordable utility bills. The insulated/finished two-car garage has great storage space, epoxied floor, full sized standing freezer, garage refrigerator, and workbench. Exterior features are lawn irrigation system, trash enclosure, front porch, back 3-season room offering screens and 3-season curtain system plus a coated concrete floor done by Pinnacle. Outside the enclosed porch you'll find a wonderful deck that the sellers had built complete with auto/mechanical lighted awning with wind



sensor closure feature. This sought after, amenity rich community offers outdoor pool with poolside pavilion bar, firepit, tennis, pickleball, a putting green, tot lot play area, kayak rentals, RV/Boat storage lot rentals, and four recreation lakes for rowing or fishing and lawn maintenance included in the homeowners dues! The well-appointed clubhouse has a fireplace, lounge, table tennis, game area, fitness center and even a yoga studio! Schedule to see this one today!

Built in 2019

### Essential Information

MLS® #	DESU2037108
Price	\$535,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,193
Acres	0.32
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Coastal
Status	Closed

### Community Information

Address	28404 Reef Dr
Area	Baltimore Hundred (31001)
Subdivision	LIGHTHOUSE LAKES
City	Selbyville
County	SUSSEX-DE
State	DE
Zip Code	19975
Within City Limits	Yes
Sussex Delaware Quadrant	Between Rt 1 & 113

### Amenities

Amenities	Entry Lvl BR, Pantry, Walk-in Closet(s)
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Front Entry
View	Pasture
Has Pool	Yes

## Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Refrigerator, Stove
Heating	Forced Air
Cooling	Central A/C
# of Stories	1
Stories	1 Story

## Exterior

Exterior	Vinyl Siding
Exterior Features	Awning(s), Sidewalks, Porch-enclosed, Patio, Tennis Court(s), Porch(es), Porch-screened
Foundation	Crawl Space

## School Information

District	INDIAN RIVER
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## Additional Information

Date Listed	March 31st, 2023
Days on Market	4
Zoning	TN
HOA Fees	531.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Keller Williams Realty Delmarva
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Listing information last updated on May 5th, 2024 at 9:00am EDT