

\$315,000 - 31208 Mohican Dr, Dagsboro

MLS® #DESU2040226

\$315,000

2 Bedroom, 2.00 Bathroom, 1,232 sqft
Residential on 0 Acres

BLACKWATER VILLAGE, Dagsboro, DE

Looking for a beautiful 2-bedroom, 2-bathroom home in Blackwater Village. See attached original plans from Naticoke Homes with Anderson windows, the home features an open main living area, which provides a spacious and inviting atmosphere. The recent updates including a new HVAC and Heat Pump, fully repainting walls, trim, ceiling, power washed outside and new carpet in the bedrooms are great additions that enhance the comfort and aesthetics of the home. Shed does have electrical wiring and a great use for multiple purposes.

The bathroom updates in the last few years are an added benefit for you the buyer, providing modern amenities. Another positive aspect is the passing of the Septic Report, which indicates that the septic system is designed for a 3-bedroom home, allowing for potential future expansion. Community is approved for Sewer coming in next few years.

The location of the home in Blackwater Village is convenient, with a low HOA fee and community amenities such as piers, a playground, picnic area, and basketball court for residents to enjoy. Additionally, being only 5 miles from Bethany Beach and close to restaurants and shopping adds to the appeal of the home.

On file is pre listing home inspection report from Gold Standard Inspection Company ,



Water Test Results , Septic Inspection
(passed) and a I

Overall, the 2-bedroom, 2-bathroom home in
Blackwater Village with current updates is a
well-maintained property with desirable
features and a convenient location.

Built in 1990

Essential Information

MLS® #	DESU2040226
Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,232
Acres	0.25
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Closed

Community Information

Address	31208 Mohican Dr
Area	Baltimore Hundred (31001)
Subdivision	BLACKWATER VILLAGE
City	Dagsboro
County	SUSSEX-DE
State	DE
Zip Code	19939
Sussex Delaware Quadrant Between Rt 1 & 113	

Amenities

Amenities	Attic, CeilingFan(s)
Parking	Paved Driveway

Interior

Appliances	Dishwasher, Dryer - Electric, Range hood, Refrigerator, Washer, Water Heater, Stove
Heating	Forced Air
Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding, Mod/Manuf
Exterior Features	Outbuilding Apartment
Lot Description	Landscaping
Windows	Insulated, Screens
Roof	Architectural Shingle
Foundation	Block

School Information

District	INDIAN RIVER
Elementary	LORD BALTIMORE
Middle	SELBEYVILLE
High	INDIAN RIVER

Additional Information

Date Listed	May 8th, 2023
Days on Market	5
Zoning	COUNTY
HOA Fees	135.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Keller Williams Realty
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Listing information last updated on May 10th, 2024 at 11:16am EDT