

\$710,000 - 22531 Grebe Ln #9, Ocean View

MLS® #DESU2041518

\$710,000

3 Bedroom, 3.00 Bathroom, 2,705 sqft
Residential on 0 Acres

BAY FOREST CLUB, Ocean View, DE

Casually elegant, pond view home in amenity rich Bay Forest community, located just minutes to Bethany Beach, is tastefully upgraded and in pristine condition. Spacious home is sunny and bright with lovely views of picturesque pond and lush, mature landscaping. Nicely landscaped green space borders one side of the home offering a preferred location and extra privacy. Open floorplan has an impressive great room that combines the kitchen, dining and living spaces and opens to screened porch with water views and covered patio. The entire first floor, including primary bedroom and stairs, have wide width, hand scraped hardwood floors. A stunning, oversized island highlights the spectacular kitchen with quartz countertops, top of the line cabinetry, custom backsplash and stainless appliances including a 5-burner gas cooktop. The first-floor primary bedroom offers two closets, tray ceiling and private bathroom with dual sinks, quartz counters and tiled shower with frameless glass door. Built-in arrival center with bench and cubby space is conveniently located at the main entry door to store shoes, jackets etc. The first floor also features laundry room and a half bath. Upstairs youâ€™ll find a second living room with access to awesome covered porch with more great views, convenient office nook, additional ½ bath, 2 generous bedrooms with Jack and Jill bath and a substantial walk-in storage room. Other highlights include gas fireplace, custom window treatments



throughout, quartz counters in all the bathrooms, tankless hot water heater, ample closet space, upgraded berber carpet, ceiling fans, security system, surround sound system and one-car garage. Bay Forest offers the premier resort lifestyle—the amenities are unmatched featuring 2 club houses with multiple swimming pools, lazy river, fitness center, tennis, pickleball (indoor and outdoor), basketball, party rooms, community herb garden, fire pits, bocce, putting green, playgrounds and more. Additionally, there are miles of beautifully landscaped walking and biking trails, kayaking/canoeing/paddleboarding on Collins Creek, an active social committee and beach shuttle. Bay Forest is conveniently located to beach, restaurants, and shopping.

Built in 2017

Essential Information

| | |
|----------------|-------------|
| MLS® # | DESU2041518 |
| Price | \$710,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 2,705 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Coastal |
| Status | Closed |

Community Information

| | |
|-------------|---------------------------|
| Address | 22531 Grebe Ln #9 |
| Area | Baltimore Hundred (31001) |
| Subdivision | BAY FOREST CLUB |

| | |
|--------------------------|--------------------|
| City | Ocean View |
| County | SUSSEX-DE |
| State | DE |
| Zip Code | 19970 |
| Sussex Delaware Quadrant | Between Rt 1 & 113 |

Amenities

| | |
|--------------|---|
| Amenities | CeilingFan(s), Entry Lvl BR, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors |
| Parking | Paved Driveway |
| # of Garages | 1 |
| Garages | Garage - Front Entry, Garage Door Opener |
| View | Trees/Woods, Garden/Lawn, Pond |
| Has Pool | Yes |

Interior

| | |
|-------------------|-----------------|
| Interior Features | Floor Plan-Open |
| Heating | Forced Air |
| Cooling | Central A/C |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas/Propane |
| # of Stories | 2 |
| Stories | 2 Story |

Exterior

| | |
|-------------------|--|
| Exterior | Vinyl Siding |
| Exterior Features | Udrgrd Lwn Sprnklr, Porch(es), Porch-screened, Balcony |
| Roof | Architectural Shingle |
| Foundation | Slab |

School Information

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|------------|----------------|
| District | INDIAN RIVER |
| Elementary | LORD BALTIMORE |
| Middle | SELBYVILLE |
| High | INDIAN RIVER |

Additional Information

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|-------------|----------------|
| Date Listed | May 19th, 2023 |
|-------------|----------------|

| | |
|----------------|-------------|
| Days on Market | 16 |
| Zoning | RESIDENTIAL |
| HOA Fees | 347.00 |
| HOA Fees Freq. | Monthly |

Listing Details

Listing Office Long & Foster Real Estate, Inc.

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Listing information last updated on May 21st, 2024 at 2:15am EDT