

\$700,000 - 74 Murderkill Ave, FREDERICA

MLS® #DEKT2038746

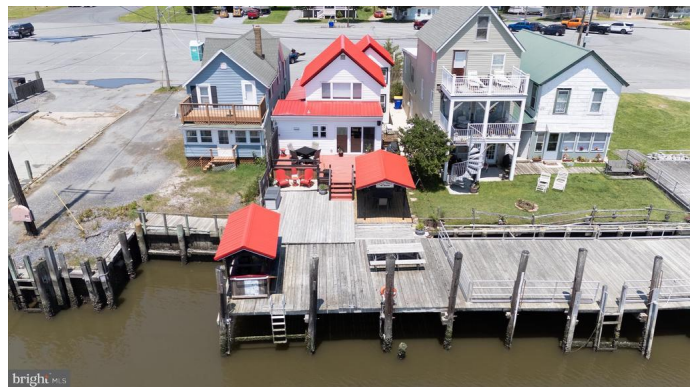
\$700,000

3 Bedroom, 2.00 Bathroom, 1,280 sqft

Residential on 0.07 Acres

BOWERS BEACH, FREDERICA, DE

Welcome to Bowers Beach-"The way life used to be". Rarely available fully renovated 3-bedroom, 2-bathroom sanctuary featuring sweeping views of Delaware Bay and a private boat slip just steps from your back door. This home effortlessly blends refined style with relaxed, riverfront charm. Whether you're looking for a serene year-round home or a high-demand vacation rental due to the waterfront activities and nearby sports complex, this property checks all the boxes. The current owners receive close to \$50,000 in annual rental income and are 5-star rated hosts on Airbnb. As you enter, a bright, open floor plan unfolds, highlighted by rustic accents and a cozy recessed electric fireplace in the living room—perfect for lively gatherings or peaceful evenings in. The kitchen is a true focal point, complete with quartz countertops, newer stainless-steel appliances farmhouse sink, and a breakfast area. Sliding glass doors open directly onto the generous party deck, letting indoor and outdoor spaces flow seamlessly against the backdrop of bay views. The main floor includes a convenient space for a home office—ideal for remote work—a stylish bar area for entertaining, a laundry room, a bedroom, and a modern full bathroom, making this level functional for family living or hosting guests. Upstairs, two additional bedrooms share a beautifully updated full bathroom, offering comfort and privacy. Your outdoor space is nothing short of an oasis. The custom party deck is equipped with a hot



tub, covered bar/dining area and leads to a reinforced, hurricane-proof dock equipped with tide slides, giving you easy bay access. And with your own private boat slip just outside, itâ€™s effortless to launch a vessel for fishing, kayaking, or cruising the bay. Great attention to detail and comfort has been paid across the property. Updates include a brand-new metal roof, upgraded 200-amp electrical service, new water heaters, mini split HVAC systems, and a paved driveway. Plus, JPâ€™s Wharf is right next door, offering live music, tasty local fare, and a friendly community vibe. Whether youâ€™re seeking sunrise beach walks to collect sea glass, peaceful wildlife watching by the water, or lively evenings entertaining on the deck, this home delivers. Schedule your private tour of this Delaware Bay dream retreat todayâ€”this one wonâ€™t last long.

Built in 1910

Essential Information

MLS® #	DEKT2038746
Price	\$700,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,280
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	74 Murderkill Ave
Area	Lake Forest (30804)
Subdivision	BOWERS BEACH

City	FREDERICA
County	KENT-DE
State	DE
Zip Code	19946

Amenities

Amenities	Attic, Attic/House Fan, Carpet, CeilingFan(s), Entry Lvl BR, Recessed Lighting, Stall Shower, Tub Shower, Upgraded Countertops, Water Treat System, Wood Floors
Parking	Paved Parking
View	Bay, River, Canal
Is Waterfront	Yes
Waterfront	River

Interior

Appliances	Dishwasher, Dryer - Electric, Microwave, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances, Washer, Water Conditioner, Water Heater
Heating	Baseboard - Electric
Cooling	Ceiling Fan(s), Ductless/Mini-Split, Window Unit(s), Attic Fan
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	2
Stories	2 Story

Exterior

Exterior Features	Outside Shower, Deck(s), Hot Tub, Boat Storage
Roof	Metal
Foundation	Block

School Information

District	LAKE FOREST
Elementary	LAKE FOREST EAST
Middle	W.T. CHIPMAN
High	LAKE FOREST

Additional Information

Date Listed	June 23rd, 2025
Days on Market	119
Zoning	NA

Listing Details

Listing Office Patterson-Schwartz-Hockessin

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Listing information last updated on October 20th, 2025 at 12:00am EDT