

\$699,900 - 536 Dawson Tract, HOCKESSIN

MLS® #DENC2089632

\$699,900

4 Bedroom, 3.00 Bathroom, 2,800 sqft

Residential on 0.80 Acres

HOCKESSIN, HOCKESSIN, DE

Welcome to Dawson Tract, a private enclave of homes in beautiful Yorklyn, perched on a hill with open land and stunning views. This property is a dream with incredible sunsets over the western landscape. This well-maintained brick colonial features a detached garage, 4 bedrooms, 2 full baths, and 2 half baths, combining timeless charm with modern updates. At the heart the home is an updated kitchen with granite countertops, stainless steel appliances, custom cabinetry, and newly refinished hardwood floors that flow into the foyer and the combined living and dining room. The cozy family room boasts a gas fireplace, skylights, and access to a sunroom with expansive backyard and patio views—perfect for relaxing evenings or outdoor gatherings. A motorized awning provides extra shade, while an area for a firepit creates the perfect setting for memorable nights. A laundry room and half bath complete the main floor level. Upstairs, an oak staircase leads to three bedrooms, a hall bath, and a serene primary suite with its own full bath. A cedar closet offers extra storage and completes the upper level. The finished basement, with outside access, features a media room with a projection system, office space, a half bath, and plenty of storage. A standout feature is the detached garage, which could serve as an in-law suite, studio, or workshop. The backyard, just under an acre, includes 2,000 sq. ft. of hardscaping, offering ample space for recreation, gardening, or



simply enjoying the gorgeous sunset views. Additional highlights include a backup generator, gas log fireplace, new roof, water heater, heat pump with Arzel two-zone heating, new well pump, updated double-hung windows, replaced canvas on awnings and the pride of single ownership throughout. Conveniently located between Hockessin and Centerville, this home is minutes from downtown Hockessin, dining, parks, and within walking distance of Dew Point Brewery, Oversee, and Auburn Station.

Built in 1985

Essential Information

MLS® #	DENC2089632
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,800
Acres	0.80
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	536 Dawson Tract
Area	Hockssn/Greenvl/Centrvl (30902)
Subdivision	HOCKESSIN
City	HOCKESSIN
County	NEW CASTLE-DE
State	DE
Zip Code	19707

Amenities

Amenities	Attic/House Fan, Cedar Closet(s), CeilingFan(s), Chair Railing, Crown Molding, Master Bath(s), Skylight(s), Upgraded Countertops, Shades/Blinds, Wood Floors
Utilities	Cable TV
# of Garages	3
Garages	Additional Storage Area, Built In, Garage - Front Entry, Inside Access, Oversized
View	Garden/Lawn, Panoramic, Trees/Woods

Interior

Appliances	Dishwasher, Dryer - Electric, Exhaust Fan, Icemaker, Oven/Range-Electric, Range hood, Refrigerator, Stainless Steel Appliances, Washer, Water Conditioner, Water Dispenser, Water Heater - High-Efficiency
Heating	90% Forced Air, Heat Pump - Electric BackUp
Cooling	Central A/C, Ductless/Mini-Split
Has Basement	Yes
Basement	Interior Access, Outside Entrance, Partially Finished, Crawl Space
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors, Gas/Propane, Mantel(s)
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick Front
Exterior Features	Flood Lights, Outbuilding Apartment, Patio
Lot Description	Backs to Trees, Front Yard, Landscaping, No thru street, Partly Wooded, Rear Yard, Sloping
Windows	Bay/Bow, Double Pane, Replacement, Screens, Skylights
Roof	Architectural Shingle
Foundation	Block

School Information

District	RED CLAY CONSOLIDATED
Elementary	BRANDYWINE SPRINGS SCHOOL

Additional Information

Date Listed	September 18th, 2025
Days on Market	23

Zoning

NC15

Listing Details

Listing Office

Patterson-Schwartz-Hockessin

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Listing information last updated on October 22nd, 2025 at 1:01am EDT