

\$2,470,000 - 30425 Hollymount Rd, HARBESON

MLS® #DESU2078682

\$2,470,000

5 Bedroom, 7.00 Bathroom, 11,406 sqft

Residential on 7.28 Acres

NONE AVAILABLE, HARBESON, DE

TO BE FEATURED ON THE DELMARVA HOME SHOW AND FINE PORTFOLIO MAGAZINE! Step into a world of refined elegance and unparalleled privacy with this stunning, brand new estate, boasting 11,406 sq. ft. of conditioned living space. Nestled on 7.28 private, wooded acres just minutes from Lewes and Rehoboth Beach, this home offers the perfect blend of luxury, privacy, and modern convenience. From the moment you enter, youâ€™ll be captivated by the two-story living room, bathed in natural light from expansive picture windows and centered around a towering stone fireplace. The catwalk balcony on the second level adds an element of architectural detail and sophistication, while the main level library with built-in bookcases provides the perfect retreat. The inch White Oak hardwood flooring, solid wood trim, and 8-foot solid wood doors showcase the homeâ€™s superior craftsmanship. An elevator, the largest size allowable by residential standards, provides seamless access to 3 levels, including the plush, carpeted lower-level. A chefâ€™s dream, the gourmet kitchen is outfitted with top-of-the-line Sub-Zero and Wolf appliances, and solid wood, soft-close KraftMaid cabinetry. An impressive, oversized island offers ample storage and prep space, while a pot filler, built-in microwave, custom tile backsplash, and granite countertops add to the kitchenâ€™s functionality and style. The kitchen flows between both a formal dining



room and a more casual eating area overlooking the woods and pavilion. The walk-in pantry features additional shelving, granite countertops, and an extra refrigerator—perfect for use while entertaining. Step outside to the expansive Duradek back deck or the covered pavilion, where a wood-burning stone fireplace, Blaze stainless steel grill, and TV hookups create the ultimate outdoor living experience. Prewired connections for a future pool and hot tub allow for even greater customization of your private retreat. With five spacious bedrooms, including both main level and second level primary suites, there is always plenty of room for your guests. Six full bathrooms and 2 half baths feature custom porcelain tilework with Kohler sinks, Moen faucets, KraftMaid cabinetry, and granite counters. What's more, the second level features an additional living space with elevator access and powder room. The lower level is a world of its own, offering a second kitchen, wine room, plush carpeting, full sized windows and a walkout patio. The third level offers endless possibilities, from an additional bedroom to a private home theater or gym. Surrounded by mature trees, this home offers ultimate privacy. The winding, lighted asphalt driveway leads to a four-car garage with 10 x 16 garage doors and whisper-quiet direct drive openers. Hardie cement board siding, 50-year High Def GAF shingles, Anderson 400 Series windows and Leaf Filter gutter guards ensure durability and low maintenance while the comprehensive Swann Security system with exterior cameras and DVR recording provides peace of mind. With ample space to add a pool, guest house, or pole building, this estate is a rare opportunity to own a truly custom luxury home just outside of Lewes. The price per square foot for entire build is extremely competitive and well below local custom builder average. Home Warranty included! Centrally located between Lewes and

Rehoboth Beach, the location on coveted Hollymount Road provides for quick, easy access to all the restaurants, shops and beaches in the area. Join Every detail of this estate has been carefully curated for the most discerning buyerâ€”donâ€™t miss the chance to make it yours!

Built in 2025

Essential Information

MLS® #	DESU2078682
Price	\$2,470,000
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	2
Square Footage	11,406
Acres	7.28
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Coastal, Contemporary
Status	Active

Community Information

Address	30425 Hollymount Rd
Area	Indian River Hundred (31008)
Subdivision	NONE AVAILABLE
City	HARBESON
County	SUSSEX-DE
State	DE
Zip Code	19951

Amenities

Amenities	Bar, Built-Ins, Carpet, CeilingFan(s), Crown Molding, Entry Lvl BR, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Soaking Tub, Stall Shower, Upgraded Countertops, Walk-in Closet(s), Wood Floors, Bathroom - Walk-In Shower, Washer/Dryer Hookup, Butlers Pantry, Wine Storage, Elevator
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Utilities	Propane
Parking	Asphalt Driveway, Lighted Parking
# of Garages	4
Garages	Garage - Side Entry, Garage Door Opener, Oversized, Inside Access
View	Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Oven/Range-Gas, Range hood, Refrigerator, Stainless Steel Appliances, Water Heater - Tankless, Extra Refrg/Frz, Six burner stove
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Outside Entrance, Heated, Walkout Level, Windows, Fully Finished, Interior Access, Sump Pump, Space For Rooms, Daylight, Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Stone, Brick, Gas/Propane
# of Stories	4
Stories	4

Exterior

Exterior	HardiPlank
Exterior Features	Exterior Lighting, Porch(es), Extensive Hardscape, Patio
Lot Description	Trees/Wooded, Landscaping, Private, Secluded, Backs to Trees, Not In Development
Roof	Architectural Shingle
Foundation	Slab

School Information

District	CAPE HENLOPEN
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Additional Information

Date Listed	March 7th, 2025
Days on Market	229
Zoning	AR-1

Listing Details

Listing Office	Jack Lingo - Lewes
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