

\$850,000 - 16381 Diamond Farm Rd, MILTON

MLS® #DESU2085948

\$850,000

5 Bedroom, 6.00 Bathroom, 4,787 sqft
Residential on 1.00 Acres

NONE AVAILABLE, MILTON, DE

Prepare to be captivated by this extraordinary, just-completed modern farmhouse—an architectural showstopper offering style, comfort, and refined living. Situated on a private, tree-lined 1-acre lot and custom crafted by Waverly Homes, this is more than a home—it's a lifestyle experience filled with wow-factors at every turn.

A side-entry garage anchors the exterior, while a welcoming front porch features a herringbone brick paver patio beneath a cathedral-style cover with warm wood underlay and striking chandelier lighting. A bold black Therma-Tru door with sidelights invites you into an interior that stuns from the start.

Step into a sun-drenched two-story foyer with lofty windows and wide-plank luxury vinyl flooring that stretches across both levels. The flowing layout is designed for grand-scale living and unforgettable entertaining.

The main living area is open and spectacular, seamlessly connecting to a chef's dream kitchen dressed in shimmering quartz countertops and crisp white 42" soft-close cabinetry. Outfitted with professional-grade black stainless ZLINE appliances, including a 6-burner gas range with grill, double oven, and matching hood. At the center, an oversized island features a Moen farmhouse sink, built-in microwave, and dishwasher—offering ample prep and gathering space. Nearby, a walk-in



Butler's pantry provides even more storage, cabinetry, and room for a second fridge.

All five bedrooms have private ensuite baths and walk-in closets, two of which are conveniently on the main level. The first-floor primary suite is a true retreat, with private screened porch access, a large walk-in closet, and a spa-style bath featuring a freestanding soaking tub, dual vanities with quartz counters and makeup station, lighted vanity mirror, and a massive frameless walk-in shower with rain head, handheld spray, pebble stone flooring, and bench seating. Also on the main level: a generously sized guest suite with cozy sitting area, a spacious laundry room with cabinetry and sink, and a stylish powder room for guests.

Upstairs, the home continues to impress with a loft that overlooks the foyer and connects to three additional ensuite bedrooms—each its own private retreat. The crown jewel of the upper level is the remarkable great room, designed for entertaining with a gas fireplace, surround sound, cathedral wood ceiling, 60" fan, wet bar, wine fridge, custom cabinetry, and its own powder bath. A flexible bonus room—ideal for a gym, office, or playroom—completes the second level.

Enjoy the serenity of this tucked-away location just minutes from historic downtown Milton. This is not your average new construction. With premium finishes, designer details, and finely curated living spaces throughout, this modern farmhouse delivers the total package—bold, beautiful, and absolutely unforgettable.

SELLER IS GIVING A \$10,000.00
LANDSCAPING CREDIT

Built in 2025

Essential Information

MLS® #	DESU2085948
Price	\$850,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	2
Square Footage	4,787
Acres	1.00
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active

Community Information

Address	16381 Diamond Farm Rd
Area	Broadkill Hundred (31003)
Subdivision	NONE AVAILABLE
City	MILTON
County	SUSSEX-DE
State	DE
Zip Code	19968

Amenities

Amenities	Soaking Tub, Stall Shower, Tub Shower, Bar, Butlers Pantry, CeilingFan(s), Entry Lvl BR, Master Bath(s), Pantry, Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Wet Bar/Bar, Shades/Blinds, Wine Storage
# of Garages	2
Garages	Garage - Side Entry, Inside Access, Oversized
View	Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Commercial Range, Dishwasher, Disposal, Dryer, Energy Star Appliances, ENERGY STAR Dishwasher, ENERGY STAR Refrigerator, Freezer, Icemaker, Oven-Double,

Oven-Single, Oven/Range-Gas, Range hood, Refrigerator, Stainless Steel Appliances, Washer, Water Heater

Heating Heat Pump(s)

Cooling Central A/C

Fireplace Yes

of Fireplaces 1

Fireplaces Gas/Propane

of Stories 2

Stories 2 Story

Exterior

Exterior Vinyl Siding

Exterior Features Patio, Porch(es), Roof Deck, Porch-screened

Lot Description Backs to Trees, Front Yard, Private, Rear Yard, SideYard(s)

Windows Double Pane, Insulated, Screens, Vinyl Clad

Roof Architectural Shingle, Pitched

Foundation Slab

School Information

District CAPE HENLOPEN

Elementary MILTON

Middle MARINER

High CAPE HENLOPEN

Additional Information

Date Listed May 8th, 2025

Days on Market 170

Zoning AR-1

Listing Details

Listing Office Keller Williams Realty

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Listing information last updated on October 24th, 2025 at 3:16pm EDT