

\$364,990 - 22735 Pelican Point Blvd W, MILLSBORO

MLS® #DESU2086790

\$364,990

3 Bedroom, 2.00 Bathroom, 1,390 sqft

Residential on 0.22 Acres

PELICAN POINT, MILLSBORO, DE

MOVE IN READY-PELICAN POINT! The Hanover at Pelican Point built by Lennar is the perfect one level living offering a cozy feel with all the luxuries of an open concept design. Equipped with 3 bedrooms, 2 full baths, 2 car garage, and a mudroom / laundry as you enter from the garage. This home comes outdoor entertaining ready with a 16' x 10' patio as you exit out of the back sliders. Pelican Point is an established community with already built amenities. As an amenity rich community you can enjoy 2 large pools, tennis, pickleball, tot lot, and a large community center with a meeting area and game room. Additionally, included in the monthly HOA fee is lawn care, trash and recycle, and snow removal giving you time to enjoy resort living. Pelican Point is surrounded by plentiful grocery and convenience stores, dining, entertainment, and just 11 miles to Rehoboth and Lewes Beaches. This home is under construction with a late Fall 2025 delivery. PHOTOS ARE OF SIMILAR HOME. Closing assistance with use of preferred lender and title. Incentives may change at any time and should be confirmed at time of contract. VISIT our sales center located at the front of the Pelican Point community located at 22619 Pelican Point Blvd W, Millsboro, DE 19966!

Built in 2025

Essential Information



MLS® #	DESU2086790
Price	\$364,990
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,390
Acres	0.22
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Coastal, Craftsman
Status	Active

Community Information

Address	22735 Pelican Point Blvd W
Area	Indian River Hundred (31008)
Subdivision	PELICAN POINT
City	MILLSBORO
County	SUSSEX-DE
State	DE
Zip Code	19966

Amenities

Amenities	Entry Lvl BR
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener
Has Pool	Yes

Interior

Appliances	Refrigerator, Microwave, Oven/Range-Gas, Dishwasher
Heating	Forced Air
Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Patio
Foundation	Slab

School Information

District INDIAN RIVER

Additional Information

Date Listed May 20th, 2025
Days on Market 156
Zoning AR-1

Listing Details

Listing Office Long & Foster Real Estate, Inc.

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