

# \$90,000 - 23309 Lawrence Ln #44993, LEWES

MLS® #DESU2086968

**\$90,000**

2 Bedroom, 2.00 Bathroom, 980 sqft  
Residential on 23.28 Acres

## ANGOLA CREST II, LEWES, DE

Welcome to your newly refreshed retreat nestled in the highly sought-after community of Angola Crest II. This turn-key ready 2 Bedroom, 2 Bath home has all NEW LVP flooring /subflooring throughout as well as piece of mind with all new PEX A piping. Freshly painted with accented walls for a modern/relaxed feel. The resurfaced countertops are an added touch. All of these updates make this an ideal home for occupancy as either a beach getaway or a full-time residence. Step inside to discover a bright and airy interior adorned with accented walls creating an elegant touch throughout. The soothing neutral color palette and luxury vinyl plank flooring stretches seamlessly throughout the home. The split-floor plan ensures privacy and convenience, with the primary bedroom situated on one side of the home. Here, you will find two large cedar closets, a vanity and an en-suite bathroom with stall shower, and sink vanity. One additional bedroom is located on the opposite side of the home, providing ample space for family or guests. This home offers both tranquility and convenience. The outdoor deck provides the perfect space where you can enjoy a morning cup of coffee while planning your day. Angola Crest II is renowned for its well-maintained community, offering generous spacing between homes and low lot rent. Residents can enjoy the community park, featuring a pavilion and grill, perfect for gatherings with family and friends. As a



resident, you are responsible for utilities, trash, and land rent (currently \$576/mo.). Land rent includes water (private). Prospective residents must undergo a park application (\$50 fee) process, which includes credit and background checks, as well as income verification. Approval for residency ensures a welcoming and harmonious community atmosphere. Don't miss this opportunity to make Angola Crest II your home, where comfort, convenience, and community converge in perfect harmony.

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Built in 1986

**Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | DESU2086968  |
| Price          | \$90,000     |
| Bedrooms       | 2            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 980          |
| Acres          | 23.28        |
| Year Built     | 1986         |
| Type           | Residential  |
| Sub-Type       | Manufactured |
| Style          | Rancher      |
| Status         | Active       |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 23309 Lawrence Ln #44993     |
| Area        | Indian River Hundred (31008) |
| Subdivision | ANGOLA CREST II              |
| City        | LEWES                        |
| County      | SUSSEX-DE                    |
| State       | DE                           |
| Zip Code    | 19958                        |

**Amenities**

|           |              |
|-----------|--------------|
| Amenities | Entry Lvl BR |
|-----------|--------------|

|           |                                                 |
|-----------|-------------------------------------------------|
| Utilities | Cable TV Available, Electric Available, Propane |
| Parking   | Asphalt Driveway                                |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Built-In Range, Dryer, Oven/Range-Electric, Refrigerator, Washer |
| Heating      | None                                                             |
| Cooling      | None                                                             |
| # of Stories | 1                                                                |
| Stories      | 1 Story                                                          |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior          | Alum/Steel Siding |
| Exterior Features | Deck(s)           |

### School Information

|          |               |
|----------|---------------|
| District | CAPE HENLOPEN |
|----------|---------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 108            |
| Zoning         | RES            |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Northrop Realty |
|----------------|-----------------|

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