

\$2,325,000 - 22596 Bay View Cir, LEWES

MLS® #DESU2089456

\$2,325,000

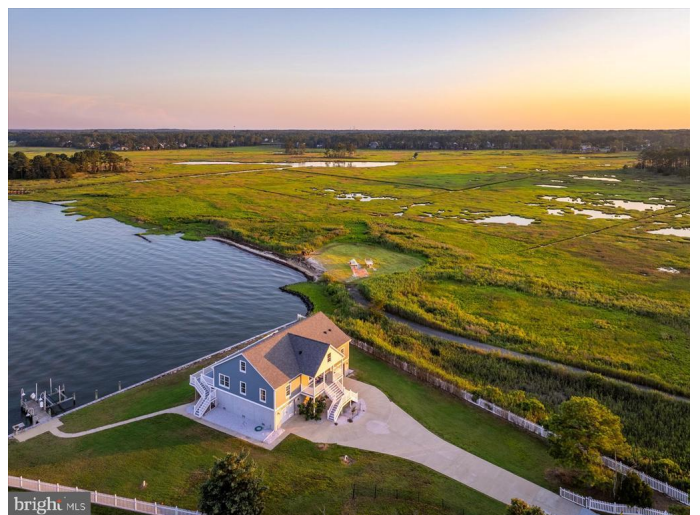
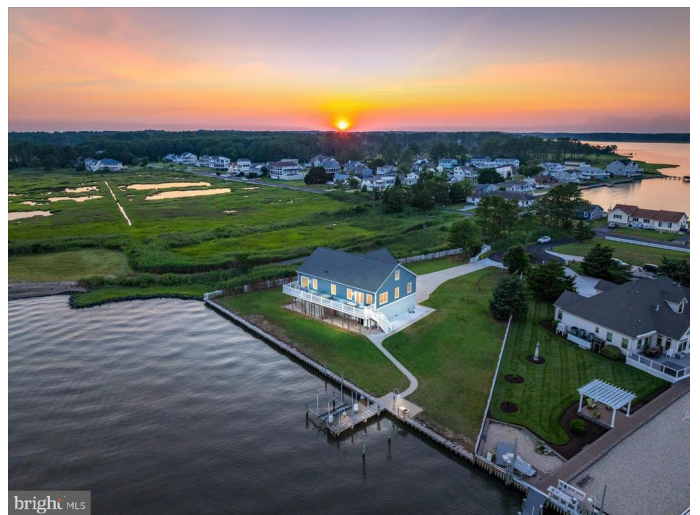
5 Bedroom, 3.50 Bathroom, 3,100 sqft

Residential on 0.60 Acres

NONE AVAILABLE, LEWES, DE

Experience the tranquility of waterfront living in this three-year old coastal contemporary home. Nestled on .60 acres along the serene shores of Rehoboth Bay, this carefully planned, elevated 5-bedroom, 3.5-bathroom residence has panoramic water views and over 200 feet of accessible water frontage. This home embodies the essence of coastal living, with a private dock, boat lift, 64' rear deck, jetted spa-pool, outdoor shower, and fully enclosed foundation garage with room to park all your toys!

Built in 2022, the home features an inviting open floor plan that seamlessly connects the living, dining, and kitchen areas, perfect for both entertaining and everyday living. The entire rear of the home faces southeast, overlooking the Rehoboth Bay, and nestled on a private cove next to a protected wetland sanctuary. The unobstructed, expansive vista has sight lines all the way to the Indian River Inlet Bridge. Flooded with beautiful natural light and directly facing the picturesque postcard setting, the living room and dining room are open to the heart of the home, the kitchen. Adorned with upgraded granite countertops, stainless steel Frigidaire and LG appliances, and an island sink positioned with views of open sky and sparkling water, ordinary tasks are performed with enjoyment. The spacious adjacent dining area provides the perfect spot for morning coffee, sunlight drenched brunch, or a dinner party with a stunning backdrop! The living area features



vaulted ceilings and is equipped with two ceiling fans. The open living area is large enough to host game day, a cocktail party or movie night (the current pool table does not convey). Natural light floods the spacious, southeast facing primary bedroom, which also boasts bay front views and glass door access to the open deck and spa-pool. Imagine waking up to tranquil open water, seagulls in blue skies and not a neighbor in sight! The en-suite bathroom features a walk-in shower, upgraded tile, granite topped double vanity and an oversized free-standing soaking tub. Two more bedrooms off the living area share a Jack-n-Jill bath with walk in shower, and both the laundry and powder room are located off the generous entry foyer. Upstairs, each of the guest rooms has stunning views of the surrounding seascape and unspoiled wetland preserve. An attic provides additional storage space; every inch of this home is utilized efficiently.

Step outside to your private oasis, where your guests may never leave the elevated perch of the 64' sundeck. The pool-spa combo allows quiet relaxation, or multiple current settings for lap swimming. Glide into your morning swim, or soak with your friends for happy hour at sunset. With 203 feet of water frontage, the property offers direct access to the private cove, allowing endless nautical activities and picturesque sunsets. Ready the boat for an evening across the bay in Dewey or Fenwick, host a lawn game tournament, or float lazily in the cove, listening to the birds at twilight. The property is bordered by a protected natural area and is fenced on three sides to the bulkhead, so let the pups run free. The exterior of the home offers a poured concrete drive and parking area, rear exterior access from the garage level, a boardwalk along the bulkhead for crabbing and fishing, and the structure is clad in low maintenance hardie-plank siding. The property is equipped with a water

treatment system for the private well.
Although currently on a temporary septic, the home will be linked to public sewer by late July, 2025.

This private enclave is not just a home; it offers a coveted, casual coastal lifestyle. With navigable waters just steps from your residence, you can indulge in all that waterfront living has to offer - in your own private oasis. Embrace the quintessential coastal lifestyle and make this bayfront home your reality today.

Built in 2022

Essential Information

MLS® #	DESU2089456
Price	\$2,325,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,100
Acres	0.60
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Other, Coastal, Pre-Fabricated
Status	Active

Community Information

Address	22596 Bay View Cir
Area	Lewes Rehoboth Hundred (31009)
Subdivision	NONE AVAILABLE
City	LEWES
County	SUSSEX-DE
State	DE
Zip Code	19958

Amenities

Amenities	Attic, Bathroom - Walk-In Shower, CeilingFan(s), Pantry, Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Water Treat System, Master Bedroom - Bay Front
Parking	Fenced, Gravel Driveway, Crushed Stone
View	Bay, Water, Panoramic, Other
Is Waterfront	Yes
Waterfront	Cove
Has Pool	Yes
Pool	Pool/Spa Combo, Lap, Other

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Dryer, Extra Refrg/Frz, Icemaker, Oven/Range-Electric, Stainless Steel Appliances, Washer, Water Conditioner, Water Heater
Heating	Heat Pump(s)
Cooling	Central A/C
# of Stories	3
Stories	3

Exterior

Exterior	Concrete/Block, Frame, Mod/Manuf, HardiPlank
Exterior Features	Pool/Spa Combo
Lot Description	Bulkheaded, Cleared, Cul-de-sac, Front Yard, Not In Development, Private, Secluded, Other, Open, Fishing Available
Foundation	Concrete Perimeter, Permanent, Slab, Other, Pilings

School Information

District	Cape Henlopen
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Additional Information

Date Listed	July 7th, 2025
Days on Market	109
Zoning	AR-1

Listing Details

Listing Office	Jack Lingo - Rehoboth
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