

\$544,900 - 36768 Breakwater Run, SELBYVILLE

MLS® #DESU2095494

\$544,900

3 Bedroom, 2.00 Bathroom, 1,729 sqft

Residential on 0.17 Acres

KEENWICK SOUND, SELBYVILLE, DE

JUST 3 MILES FROM FENWICK ISLAND -

Construction is underway - MAY Completion.

This stunning new home features three bedrooms and two full bathrooms. The open floor plan offers a spacious kitchen with a large island, quartz countertops, stainless steel appliances, and luxury vinyl plank flooring in the main living areas. The bedrooms are carpeted for added comfort. Enjoy the convenience of a large two-car garage and the charm of a lovely front porch, complemented by a SCREENED PORCH at the rear of the house.

LOW TAXES: The property is located in Sussex County, and there are no additional municipal or city taxes.

AMAZING HOA - The low HOA fee includes a community swimming pool! The well-maintained, established community is located on Rt54, just 3.5 miles from the beach in Fenwick Island and North Ocean City, MD! Weekly rentals are allowed.

Quality construction:

Exterior Walls: Stick-built with 2"x 6" exterior walls set at 16" on center, ensuring exceptional strength and durability.

Foundation: Constructed on a 5-course block foundation with a conditioned crawlspace for



enhanced comfort and energy efficiency.

Porches: Features a front porch adorned with decorative rowlock brick for added elegance. A screen porch is located on the back of the house.

Driveway: Includes a blacktop driveway, providing a smooth and durable surface.

Lot and Location Details: A small portion of the lot is located within a floodplain, but rest assured, the home is not in the floodplain. Please refer to the attached survey for detailed information.

This property combines quality craftsmanship with modern amenities, making it the perfect choice for your new home. Photos are another property constructed by the builder but represent similar finishes.

Built in 2025

Essential Information

MLS® #	DESU2095494
Price	\$544,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,729
Acres	0.17
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Ranch/Rambler, Craftsman, Cottage
Status	Active

Community Information

Address	36768 Breakwater Run
Area	Baltimore Hundred

Subdivision	KEENWICK SOUND
City	SELBYVILLE
County	SUSSEX-DE
State	DE
Zip Code	19975

Amenities

Amenities	Ceiling Fan(s), Entry Level
	Upgraded Countertops, Walk
# of Garages	2
Garages	Garage - Front Entry, Garage
Has Pool	Yes

Interior

Interior Features	Floor Plan - Open
Appliances	Stainless Steel Appliances
	Microwave, Dishwasher, Dis
	Heater
Heating	Heat Pump - Electric BackUp
Cooling	Heat Pump(s)
# of Stories	1
Stories	1

Exterior

Exterior	Vinyl Siding
Lot Description	Cleared, Rear Yard
Windows	Double Hung, Insulated, Low-E, Screens, Vinyl Clad
Roof	Architectural Shingle, Asphalt
Construction	Advanced Framing, CPVC/PVC, Stick Built, Vinyl Siding
Foundation	Crawl Space, Block

School Information

District	INDIAN RIVER
High	SUSSEX CENTRAL

Additional Information

Date Listed	August 27th, 2025
Days on Market	65
Zoning	MR



Listing Details

Listing Office Long & Foster Real Estate, Inc.

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