

\$619,000 - 35745 Carmel Terrace #c-38, REHOBOTH BEACH

MLS® #DESU2095890

\$619,000

4 Bedroom, 2.50 Bathroom, 2,616 sqft
Residential on 9.22 Acres

SAWGRASS AT WHITE OAK CREEK,
REHOBOTH BEACH, DE

Act NOW and this will be the delight of your 2025 decisions! The most highly desired PICCARD luxury townhome floor plan because it is the most enjoyable and most practical -- you can live all on one level at Level One, if you want! One spaciously flowing open area 58' +/- from front to back -- dining room, kitchen, living room and sun room with easy access to powder room and utility area (washer/dryer).

Generously-sized primary bedroom suite on main living level with full bath, linen/storage and massive walk-in closet. Fireplace is enjoyable from the sun room, living room, loft and kitchen. Crown molding throughout. Outdoor private patio with ample room for sunning, dining, relaxing and enjoying yard games. And OH!! The wildlife that joins you there.

Upper level gracious living includes three comfortable bedrooms (ceiling fan ready--not installed), roomy loft/game/activity room, linen closet and full bath; each upper level bedroom boasts a generous walk-in closet. Loft overlooks into vaulted ceiling living room, sun room and fireplace.

Fantastic Features such as: Plantation Shutters throughout, whole home humidifier, owned security system, custom gutters, etc! Attached one car garage.

SAWGRASS AT WHITE OAK CREEK is



promoted as one of the most luxurious living Rehoboth communities. Two spacious clubhouses with outdoor pools, tennis, pickle-ball, bocce ball, exercise equipment, party/card rooms and then some -- you get to have it all. A fun, relaxing community where you can become as active as you choose to be; or not!

Just a quick jaunt to three Tanger outlets centers combined with all sun, sand and surf as well as fabulous restaurants/dining that a resort can provide. State Parks to the east and the south easily accessible as well.

PAY STRICT ATTENTION THESE directional DETAILS as cantankerous GPS DIRECTIONS has been less than adequate! AT COASTAL HIGHWAY INTERSECTION AT CHASE BANK, ATLANTIC LIQUORS IN VICINITY OF WALMART (everyone can find WALMART!!)

--THAT IS Old Landing Road, PROCEED STRAIGHT ON OLD LANDING RD to the four-way stop at Warrington Rd -- proceed past several other communities to SAWGRASS NORTH -- IF GATE IS DOWN SLOWLY PROCEED BETWEEN HOURS OF 7 a.m. and 7 p.m. --gate will open putting you on Betsy Ross Blvd. (Gate will open when you pull up). Second RIGHT is RODNEY St -- TAKE it straight to the end THEN RIGHT ON CATALINA --- proceed to RIGHT on CARMEL TERRACE to the last building on your left.

Ideal end unit location. Alternatively, you can access at the gated south entrance near the South Clubhouse. GPS MIGHT guide you there! Screen SHOT these directions!

NOTE: Two Main gates and North and South entrances automatically OPEN from 7 AM to 7 PM (pull up to gate for entry).

Easy access --grab it quickly at this killer, realistic price!

Ask about possible SELLER CONCESSIONS to make this home YOURS now!

Action Happening with

www.glofiber/construction (or contact for their

number): Fiber Internet, Streaming TV, Fiber Phone

Immediately available -- sure --you can SEA WITCH the weekend of October 24-26 in the City of Rehoboth Beach or celebrate your many Blessings HERE on Thanksgiving on November 27th weekend! A fabulous place to celebrate Christmas and RING IN THE NEW YEAR!!

Built in 2019

Essential Information

MLS® #	DESU2095890
Price	\$619,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,616
Acres	9.22
Year Built	2019
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Traditional, Villa
Status	Active

Community Information

Address	35745 Carmel Terrace #c-38
Area	Lewes Rehoboth Hundred (31009)
Subdivision	SAWGRASS AT WHITE OAK CREEK
City	REHOBOTH BEACH
County	SUSSEX-DE
State	DE
Zip Code	19971

Amenities

Amenities	Carpet
Utilities	Sewer Available, Water Available, Electric Available, Cable TV, Propane

Parking	Lighted Parking, Unassigned
# of Garages	1
Garages	Garage - Front Entry, Garage Door Opener
View	Garden/Lawn, Trees/Woods
Has Pool	Yes

Interior

Appliances	Built-In Microwave, Oven/Range-Gas, Water Heater, Washer, Dryer-front loading, Dishwasher, Disposal
Heating	Forced Air, Heat Pump - Gas BackUp
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior	Wood
Exterior Features	Gutter System, Sidewalks, Street Lights, Tennis Court(s)
Lot Description	Bcks-Opn Comm, Backs to Trees, Landscaping, SideYard(s), Trees/Wooded, Adjoins - Open Space
Roof	Architectural Shingle
Foundation	Slab

School Information

District	CAPE HENLOPEN
Elementary	REHOBOTH
Middle	BEACON
High	CAPE HENLOPEN

Additional Information

Date Listed	September 3rd, 2025
Days on Market	53
Zoning	RES

Listing Details

Listing Office	Monument Sotheby's International Realty
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