

\$589,900 - 22198 Dune Cir, MILLSBORO

MLS® #DESU2096538

\$589,900

4 Bedroom, 3.50 Bathroom, 2,491 sqft

Residential on 6.43 Acres

PENINSULA, MILLSBORO, DE

Welcome to 22198 Dune Circle, a gracious townhome villa offering two primary suites, four bedrooms in total, and three and a half baths, all set within The Peninsula, Delaware's premier gated resort community on the Indian River Bay. This residence blends coastal style with everyday comfort, thoughtfully designed with modern décor and upgraded finishes to create an inviting retreat perfect for relaxing or entertaining.

The light-filled foyer opens to a welcoming dining room, setting the tone for the home's airy flow. At the heart of the main level, the gourmet kitchen shines with 42" white cabinetry, quartz countertops, farm sink, upgraded soft-close cabinetry, tile backsplash, under-cabinet lighting, and stainless steel appliances including a gas cooktop, wall oven, built-in microwave, dishwasher, and French door refrigerator with ice maker. Pendant lighting above the island completes this polished space. The open-concept living room, complemented by an adjacent sitting area, offers an effortless flow to the private patio, perfectly framed by mature trees for a serene backdrop. The main-level primary suite provides a true retreat, featuring a spacious walk-in closet, a ceramic tile shower with frameless glass door, a double quartz vanity, and elegant lighting. A convenient laundry center and powder room complete the main floor for a comfortable single-level lifestyle. Upstairs, three additional bedrooms, each with



a walk-in closet, one with an ensuite, offer plenty of space for family and guests. French doors open to a versatile family room, while sliding doors extend the living space to a second-level balcony.

Living at The Peninsula means enjoying an unmatched resort lifestyle. Community fees include lawn care, snow removal, trash service, Verizon Fios high-speed internet, HD cable, and 24-hour security. The centerpiece is the Jack Nicklaus Signature Golf Course and clubhouse, offering indoor and outdoor dining, a wine and billiards room, golf lounges, pro shop, putting greens, and bocce courts. Lakeside Village features a fitness center, full-service spa, game room, indoor and outdoor pools, including an adult-only heated pool, wave pool, and kiddie splash area, along with tennis, pickleball, miniature golf, a dog park, and a private bay beach.

All of this is just 13 miles from downtown Lewes and the Rehoboth Beach boardwalk. Don't miss your chance to own this thoughtfully designed villa with luxury features and unrivaled resort amenities, your best coastal lifestyle awaits at 22198 Dune Circle.

Built in 2023

Essential Information

MLS® #	DESU2096538
Price	\$589,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,491
Acres	6.43
Year Built	2023

Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Coastal
Status	Active

Community Information

Address	22198 Dune Cir
Area	Indian River Hundred (31008)
Subdivision	PENINSULA
City	MILLSBORO
County	SUSSEX-DE
State	DE
Zip Code	19966

Amenities

Amenities	Carpet, Crown Molding, Entry Lvl BR, Master Bath(s), Recessed Lighting, Pantry, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds
Parking	Concrete Driveway, Brick Driveway
# of Garages	1
Garages	Garage - Front Entry, Garage Door Opener, Inside Access
View	Garden/Lawn, Trees/Woods
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Energy Star Appliances, Exhaust Fan, Icemaker, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances, Washer, Water Heater - Tankless, Cooktop, Freezer, Oven-Wall, Water Dispenser
Heating	Forced Air, Zoned, Heat Pump - Gas BackUp, Programmable Thermostat
Cooling	Central A/C, Ceiling Fan(s), Programmable Thermostat
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame, HardiPlank
Exterior Features	Lawn Sprinkler, Play Area, Sidewalks, Stone Retaining Walls, Street Lights, Sport Court, Tennis Court(s), Water Fountains

Lot Description	Landscaping, Rear Yard
Windows	Atrium, Screens, Vinyl Clad, Double Pane
Roof	Architectural Shingle, Pitched
Foundation	Slab

School Information

District	INDIAN RIVER
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Additional Information

Date Listed	September 11th, 2025
Days on Market	48
Zoning	MR

Listing Details

Listing Office	Northrop Realty
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