

\$511,150 - 32804 Oak Orchard Rd, MILLSBORO

MLS® #DESU2097006

\$511,150

3 Bedroom, 2.50 Bathroom, 1,614 sqft
Residential on 0.14 Acres

NONE AVAILABLE, MILLSBORO, DE

Located in the sought-after Oak Orchard Waterfront Boating Community, this new construction opportunity by Bay to Beach Builders offers the perfect blend of coastal charm and modern convenience. Just minutes from Delaware’s premier beaches, this property delivers an enviable lifestyle without the burden of HOA fees or land lease restrictions. Enjoy stunning water views and a short walk to the community boat ramp – ideal for boaters and water lovers alike. Sewer impact fees have already been paid, representing a savings of nearly \$8,000. Every home will be built exclusively by Bay to Beach Builders, known for their High-Quality Amish Craftsmanship, thoughtful design, and commitment to custom detail. Whether you envision a year-round residence or a weekend escape, this property sets the stage for your perfect coastal home.



NEW AMISH-BUILT CUSTOM HOME

on waterview lot!

**32804 Oak Orchard Road
Millsboro, DE 19966**

AS SHOWN
starting at

\$511,150

PROPERTY FEATURES

- 3 Beds/2.5 Baths
- 1,614 Square Feet
- Waterview Lot
- No HOA
- Custom Amish-Built

bay to beach BUILDERS INC.

bright MLS DOD: 302-495-7190 | OCEAN VIEW: 302-829-1810

Essential Information

MLS® #	DESU2097006
Price	\$511,150
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,614
Acres	0.14

THE SURFSIDE

3 BEDROOM | 2.5 BATHROOM

SQUARE FOOTAGE
1,614 HEATED SQ. FT.

FIRST FLOOR

SECOND FLOOR

bay to beach BUILDERS INC.

THE COTTAGE SERIES

Some items shown in renderings may be an optional feature. Please contact a Sales Specialist for further information. All room sizes are approximations. Number of steps shown are subject to change based on lot conditions and elevations. Bay to Beach Builders Inc. retains the right to make modifications to such plans at any time without notice.

Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk
Status	Active

Community Information

Address	32804 Oak Orchard Rd
Area	Indian River Hundred (31008)
Subdivision	NONE AVAILABLE
City	MILLSBORO
County	SUSSEX-DE
State	DE
Zip Code	19966

Amenities

View	Water
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Interior

Interior Features	Floor Plan-Open
Appliances	Refrigerator, Oven/Range-Electric, Microwave, Dishwasher
Heating	None
Cooling	None
# of Stories	2
Stories	2 Story

Exterior

Foundation	Crawl Space
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School Information

District	INDIAN RIVER
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Additional Information

Date Listed	September 19th, 2025
Days on Market	39
Zoning	MR

Listing Details

Listing Office	The Parker Group
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