

\$105,000 - 21223 N St #n-20, REHOBOTH BEACH

MLS® #DESU2097532

\$105,000

2 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 0.01 Acres

REHOBOTH BAY MHP, REHOBOTH BEACH,
DE

Rehoboth Bay Community has boat slips for rent, a community boat ramp, a boat storage area, a Bay-front pool, a crabbing/fishing pier, a little beach, tennis/pickleball courts & more! And it is just 6.5 miles to the famous Rehoboth boardwalk. This home on N Streets back to the White Oak Creek tidal marshes. Rehoboth Bay Community and DNREC designed a retaining wall system for this portion of the community. The marshes provide an abundance of wildlife, especially shore birds for the ornithologists out there! The home is a 1986 Schult that has been improved with a four-season sunroom with a skylight and a double set of closets for extra storage space. The living room has vaulted ceilings, and adjoins the eat-in kitchen. The kitchen has a smooth-top electric range, range hood, dishwasher, countertop microwave, and a fridge. There's an extra stand-alone freezer in the storage shed. Split bedroom plan. The main bedroom is en suite with two sets of closets. That bath features a newer step-in shower with a seat. The front bedroom is next to the second full bath in the hall, which has a tub/shower. Laundry area with a full-size washer and dryer. 2018 roof. HVAC is less than 10 years old. Replacement windows. Pretty landscaping. Storage shed for your gardening, boating, fishing & beach gear. Golf carts are allowed in Rehoboth Bay. The community also allows 2 pets (no fences, though). Leasehold Interest: Lot Rent of approx. \$763.90/mt. includes water service &



trash/recycle. (Lease renews January 2026; Delaware law caps rent increases as per 25 Del. C. Sec 7050-7054). Homeowner pays electric, sewer, cable/Internet, and lawn maintenance. Hometown America, the community owner, requires an Application from the Buyer (and all adult occupants 18-year-of-age or older), with acceptance based on the following criteria: 1.)income verification, 2.)credit bureau score, plus evaluation of debt-to-income ratio, and 3.)criminal background check. (Note: Family & friends may always visit, but rentals are NOT permitted in this community.) Financing may be available to qualified borrowers from only a very few Lenders who specialize in installment/chattel loans for manufactured homes on leased land. Closing costs will include the full real estate transfer tax (3.75% DMV Doc Fee) & a Settlement Agent fee.

Built in 1986

Essential Information

MLS® #	DESU2097532
Price	\$105,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.01
Year Built	1986
Type	Residential
Sub-Type	Manufactured
Style	Other, Single Wide
Status	Active

Community Information

Address	21223 N St #n-20
Area	Lewes Rehoboth Hundred (31009)
Subdivision	REHOBOTH BAY MHP

City	REHOBOTH BEACH
County	SUSSEX-DE
State	DE
Zip Code	19971

Amenities

Amenities	Tub Shower, Bathroom - Walk-In Shower, Carpet, CeilingFan(s), Pantry, Shades/Blinds, Skylight(s)
Parking	Concrete Driveway
View	Creek/Stream
Has Pool	Yes

Interior

Interior Features	Floor Plan-Traditional
Appliances	Dishwasher, Dryer - Electric, Microwave, Oven/Range-Electric, Range hood, Refrigerator, Washer, Water Heater
Heating	Forced Air
Cooling	Ceiling Fan(s), Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Porch(es)
Windows	Replacement
Roof	Shingle
Foundation	Crawl Space, Pillar/Post/Pier

School Information

District	CAPE HENLOPEN
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Additional Information

Date Listed	September 24th, 2025
Days on Market	29
Zoning	TP

Listing Details

Listing Office	SEA BOVA ASSOCIATES INC.
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