

\$388,990 - 9306 Greenway Trl, SELBYVILLE

MLS® #DESU2097718

\$388,990

3 Bedroom, 2.50 Bathroom, 1,676 sqft
Residential on 0.13 Acres

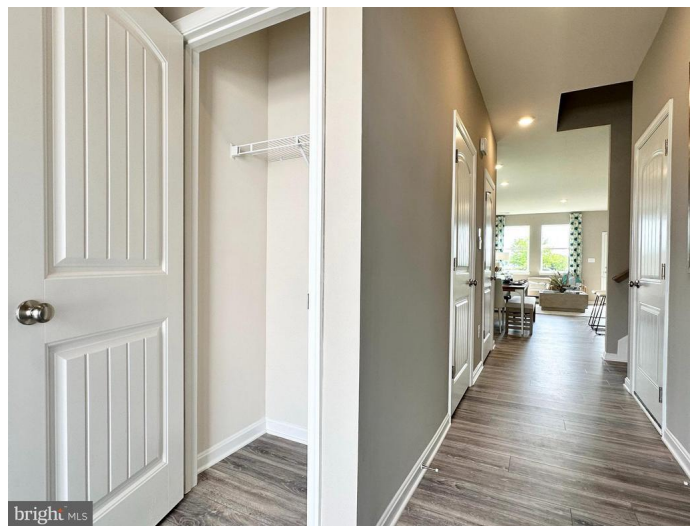
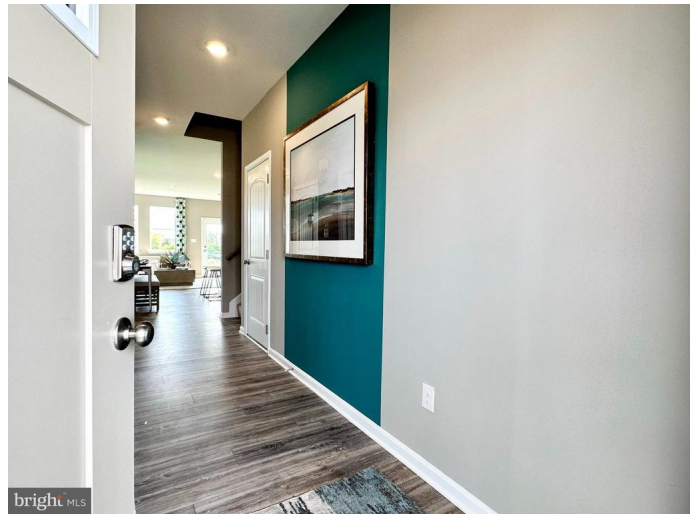
COASTAL VILLAGES, SELBYVILLE, DE

Discover your new home at 9306 Greenway Trail at Coastal Villages in Selbyville, DE, offering scenic pond views and a serene coastal lifestyle. The Brentwood is a stunning 1,676 square foot two-story villa designed for open-concept living that boasts three bedrooms, two and a half baths, and a convenient two-car garage. This home is the epitome of modern comfort.

As you step into the welcoming foyer, you'll find a handy coat closet and easy access to a well-placed powder room. The heart of the home, a beautifully designed eat-in kitchen, beckons with modern gray cabinetry, a spacious center island perfect for casual dining, luxurious quartz countertops, a pantry closet, and top-of-the-line stainless-steel appliances. The kitchen seamlessly flows into the expansive great room, offering not only a delightful space for relaxation but also direct access to your backyard.

Retreat to the generously sized first-floor bedroom tucked away at the rear of the home. Here, an oversized walk-in closet provides ample storage, and laundry hook-ups, while the ensuite bathroom exudes sophistication with its double bowl vanity and spacious shower.

Ascending the discreetly positioned stairs, you'll reach a landing area that unveils the convenience of an upstairs laundry closet. Two



spacious guest bedrooms await, offering comfortable accommodations for family or guests. A second full bathroom and a linen closet add to the upstairs amenities.

Your new home comes complete with white window treatments, a fully sodded, landscaped, and irrigated lawn, and exclusive America’s smart home package, ensuring your peace of mind and comfort in every aspect of living.

Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Image representative of plan only and may vary as built. Images are of model home and include custom design features that may not be available in other homes. Furnishings and decorative items not included with home purchase.

Built in 2025

Essential Information

MLS® #	DESU2097718
Price	\$388,990
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,676
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Twin/Semi-Detached
Style	Contemporary, Villa
Status	Active

Community Information

Address	9306 Greenway Trl
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Area	Baltimore Hundred (31001)
Subdivision	COASTAL VILLAGES
City	SELBYVILLE
County	SUSSEX-DE
State	DE
Zip Code	19975

Amenities

Amenities	Carpet, Pantry, Master Bath(s), Recessed Lighting, Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Entry Lvl BR
Parking	Concrete Driveway
# of Garages	2
Garages	Garage - Front Entry, Inside Access
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Energy Star Appliances, Microwave, Oven/Range-Gas, Stainless Steel Appliances, Water Heater - Tankless
Heating	90% Forced Air, Programmable Thermostat
Cooling	Central A/C, Programmable Thermostat
# of Stories	2
Stories	2 Story

Exterior

Exterior	Concrete/Block, Vinyl Siding
Exterior Features	Lawn Sprinkler, Sidewalks, Street Lights
Roof	Architectural Shingle
Foundation	Slab

School Information

District	INDIAN RIVER
Elementary	SHOWELL
Middle	SELBYVILLE
High	INDIAN RIVER

Additional Information

Date Listed	September 26th, 2025
Days on Market	29

Zoning

R4

Listing Details

Listing Office

D.R. Horton Realty of Delaware, LLC

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Listing information last updated on October 25th, 2025 at 1:00am EDT