

\$129,900 - 17232 Pine Water Dr #17, LEWES

MLS® #DESU2098016

\$129,900

3 Bedroom, 2.00 Bathroom, 1,260 sqft

Residential on 0.10 Acres

SWEET BRIAR MHP, LEWES, DE

Just right as a vacation home or ideal for your year-round living! The property is down the street from the community pool and only one block to the boat ramp & little fishing pier. This house is less than an 8-mile drive from your front door to the Lewes public beach. Plus, the State Park's Georgetown-Lewes trailhead is about 1/2 mile south from the community entrance if you'd prefer a leisurely and scenic bike ride to historic downtown Lewes, the Lewes public beach or the Cape Henlopen State Park's beaches. The famous Hopkins Farm Creamery is nearby, too, when you crave some homemade ice cream. This 2005 Skyline Birchfield-model doublewide is approx. 1,260 sq. ft. It features a spacious living room with vaulted ceilings. The living room adjoins the eat-in kitchen. The kitchen has lots of cabinet space, a gas range, range hood, fridge with an ice maker, and a dishwasher. There is a "morning room" right next to the kitchen that could be perfect as a formal dining room...or fill it with comfortable seating, make it your home office, a craft room...or whatever you choose. The 10'™x14'™ screened porch is just off of the morning room for al Fresco dining and a place to relax after a day at the pool, the beach or kayaking in Red Mill Pond. Popular split bedroom plan. The main bedroom is en Suite. That bath has a walk-in shower with a seat. The second full bath is off of the laundry area near the second and third bedrooms. That bath has a tub/shower for your bubble baths. Full size, side-by-side



washer and dryer + cabinet and shelving storage space. Central AC & ceiling fans for cooling. Warm LP gas forced-air heat. Storage shed. NEW ROOF in November 2024. The crawlspace was previously re-insulated (approx. 2017). Community allows 2 pets. Annually-renewable leasehold interest with Lot Rent at the market rate of \$924/mt. (any future increases will be capped as per 25 Del. C. Sec 7050-7054). Lot rent includes seasonal lawn service, pool, club house, and trash/recycle service. Homeowner pays electric, fuel (LP gas), water, and sewer. Equity LifeStyle Properties, Inc., the community owner, requires an Application from the Buyer, 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 and subletting are NOT permitted.) Financing may be available to qualified borrowers from only a few Lenders that specialize in installment/chattel loans for manufactured homes on leased land. Closing costs will include a 3.75% transfer tax (DMV Doc Fee) & a Settlement Agent fee.

Built in 2005

Essential Information

MLS® #	DESU2098016
Price	\$129,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,260
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Manufactured

Style	Other, Double Wide
Status	Active Under Contract

Community Information

Address	17232 Pine Water Dr #17
Area	Broadkill Hundred (31003)
Subdivision	SWEET BRIAR MHP
City	LEWES
County	SUSSEX-DE
State	DE
Zip Code	19958

Amenities

Amenities	Stall Shower, Tub Shower, Carpet, CeilingFan(s), Master Bath(s), Shades/Blinds, Crown Molding
Parking	Concrete Driveway
Has Pool	Yes

Interior

Interior Features	Floor Plan-Traditional
Appliances	Dishwasher, Dryer - Electric, Oven/Range-Gas, 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), Porch-screened, Satellite Dish
Windows	Double Pane, Insulated
Roof	Architectural Shingle
Foundation	Crawl Space, Pillar/Post/Pier

School Information

District	CAPE HENLOPEN
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Additional Information

Date Listed	October 3rd, 2025
Days on Market	23

Zoning

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Listing Details

Listing Office

SEA BOVA ASSOCIATES INC.

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Listing information last updated on October 28th, 2025 at 8:15pm EDT