

\$79,900 - 33 Gunpowder Ln, REHOBOTH BEACH

MLS® #DESU2098588

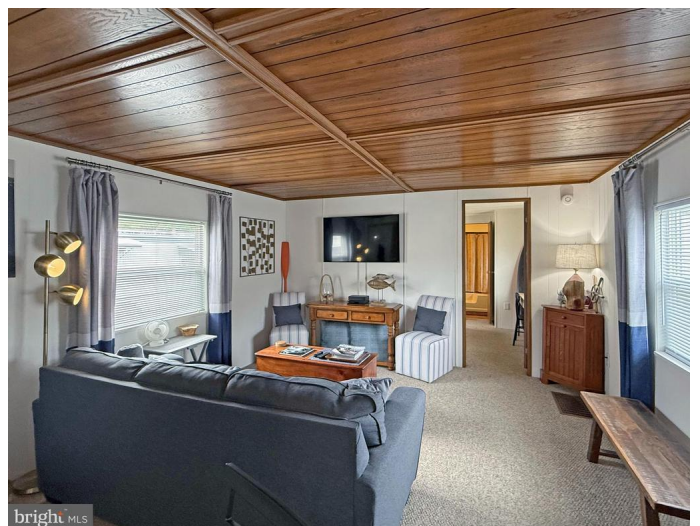
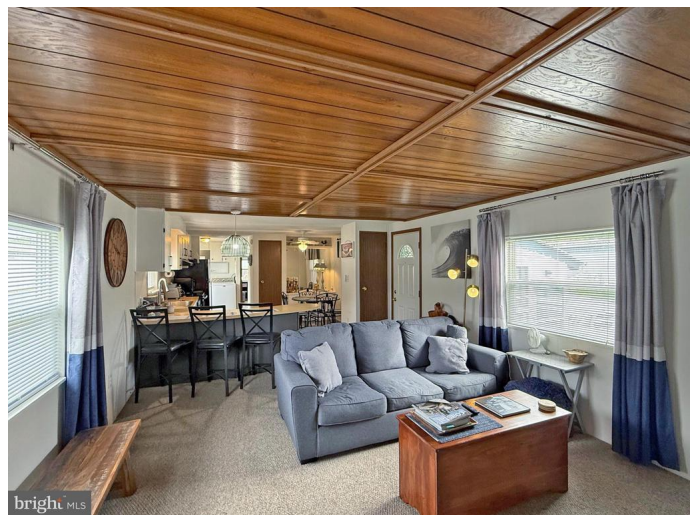
\$79,900

2 Bedroom, 2.00 Bathroom, 980 sqft

Residential on 0.08 Acres

COLONIAL EAST MHP, REHOBOTH BEACH, DE

Colonial East is located in the "Midway" area of Rehoboth, so you'll be an equal distance - about 4 miles - to the Rehoboth boardwalk or the Lewes public beach! And there is a water park, movie theatre, fitness center with racquetball, and restaurants just a short distance from the community. You can hop on the DART bus, too, to reach the beaches. This 1981 Ritz Craft Fashion Craft-model home features a split bedroom plan, so it is like having two main suites. The living room opens to the spacious kitchen. The kitchen has a large, curved breakfast bar and plenty of space for a dinette set. There's a built-in buffet in the dining area. Kitchen appliances include a smooth-top electric range, a range hood, countertop microwave, and a fridge (there's a base cabinet next to the sink that could be replaced with a dishwasher, if you want one). The laundry area, with a full-size washer and dryer, is next to the kitchen. The main bedroom is to the rear of the home and it has a walk-in closet and is en Suite. That bath has a large garden tub/shower. The second full bath has a hall entry door and a private doorway from the second bedroom to give it that "en Suite" feeling. That bath has a standard tub/shower. The second bedroom has double closets, so there is plenty of storage space. Newer sub-flooring & flooring throughout. Newer Trane HVAC PAC unit. Water heater is approx. 3 years old. Replacement windows.



10'x20' SilverTop screened porch for great outdoor living space. Storage shed. Property is subject to a transferrable, annually-renewable leasehold interest: Lot Rent is currently \$896.36/mt. (renews annually with any increases capped as per 25 Del. C. Sec. 7050-7054). Lot rent includes membership to the outdoor pool. Trash/recycle and the State's Relocation Trust Fund (RTF) are extra fees added to the base lot rent. Buyer pays electric, water, sewer & metered gas (LP). A Park application is required, and a Buyer will be accepted as a Resident 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: Rentals are NOT permitted in this community - but friends & family may always visit.) Financing may be available to qualified borrowers from only a very few Lenders that specialize in installment/chattel loans for mobile/manufactured homes on leased land. Closing costs include a real estate transfer tax (3.75% DMV Doc Fee) & a Settlement Agent Fee.

Built in 1981

Essential Information

MLS® #	DESU2098588
Price	\$79,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Manufactured
Style	Other, Single Wide

Status Active Under Contract

Community Information

Address 33 Gunpowder Ln
Area Lewes Rehoboth Hundred (31009)
Subdivision COLONIAL EAST MHP
City REHOBOTH BEACH
County SUSSEX-DE
State DE
Zip Code 19971

Amenities

Amenities Tub Shower, CeilingFan(s), Master Bath(s), Walk-in Closet(s), Shades/Blinds
Parking Asphalt Driveway
Has Pool Yes

Interior

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

Exterior

Exterior Vinyl Siding
Exterior Features Porch(es), Porch-screened
Lot Description Cleared, Landscaping
Windows Replacement, Insulated
Roof Shingle
Foundation Crawl Space, Pillar/Post/Pier

School Information

District CAPE HENLOPEN

Additional Information

Date Listed October 14th, 2025
Days on Market 3

Zoning

TP

Listing Details

Listing Office

SEA BOVA ASSOCIATES INC.

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Listing information last updated on October 27th, 2025 at 11:31am EDT