

\$750,000 - 31135 Sea Spray Ln, Frankford

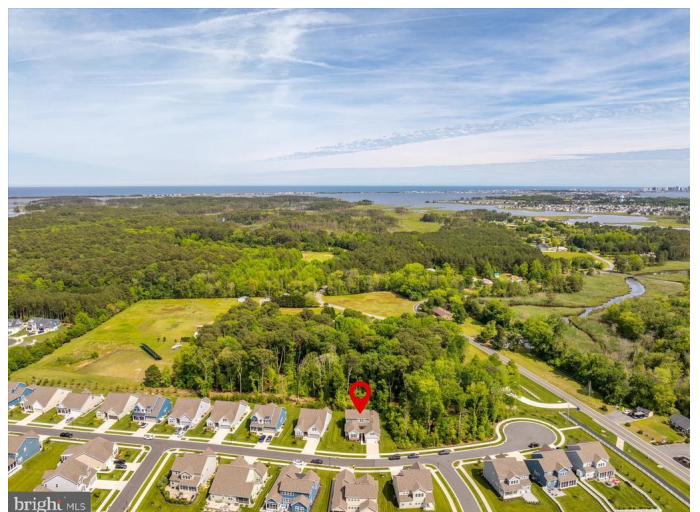
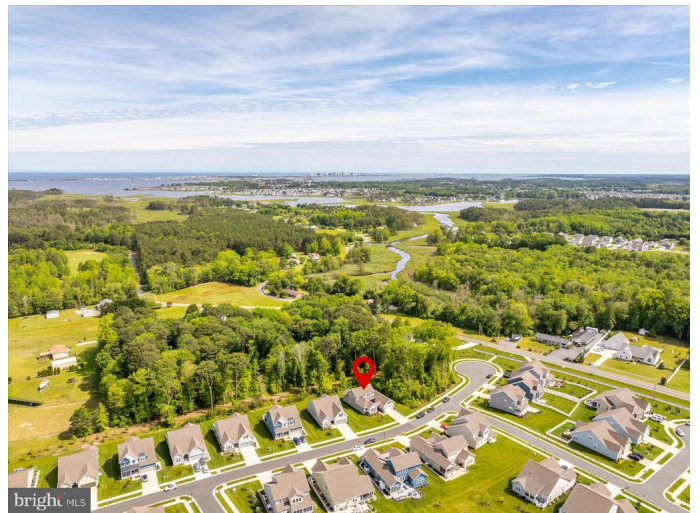
MLS® #DESU2087688

\$750,000

5 Bedroom, 3.00 Bathroom, 3,500 sqft
Residential on 0.22 Acres

THE ESTUARY, Frankford, DE

The sellers are offering a \$10,000 concession to prospective buyers for closing costs and/or furnishings with an acceptable offer. Discover the perfect retreat for coastal living in The Estuary, an exclusive resort-style community just a few miles from the beach. Nestled along the Assawoman Wildlife Preserve and conveniently located near Bethany Beach and Fenwick Island, this popular home showcases a spacious and open floor plan that is beautifully designed, seamlessly blending luxury with everyday functionality. This impeccably maintained home offers everything expected in a new residence, along with the unique advantages of an existing resale in a well-established neighborhood (furnishings are negotiable with an acceptable offer). It is move-in ready, presenting lower-priced options and architectural details that would be expensive to duplicate in a newly constructed property. Located on a premium wooded corner lot with relaxing and private views of the wooded preservation area, you'll appreciate the incredible indoor and outdoor living options, offering plenty of opportunities for entertainment and relaxation across two well-thought-out levels. The layout features five bedrooms, three full bathrooms, an expansive chef's kitchen, a spacious and open great room, and easy access to a cozy screened-in porch and custom-designed paver patio with a fire pit. One of the standout features of this move-in-ready home is its luxurious finishes and fabulous second-level



entertainment area, which includes two bedrooms, a full bathroom, and additional storage space. The outdoor living space is ideal for savoring your morning coffee or unwinding in the evening. The pièce de résistance of this beautiful home is the stunning chef's kitchen, boasting a large quartz countertop with ample seating and a spacious dining room. The primary suite features an oversized walk-in closet, a spacious ensuite bathroom, and the convenience of first-floor living. The Estuary is ideally located just under five miles from downtown Bethany Beach and the Atlantic Ocean. The community's social calendar makes being the new neighbor easy, allowing you to make new friends at happy hours, pickleball and tennis courts, fitness classes, kayak launch, or the book club. The community clubhouse includes gathering spaces, a bar, a game room with pool and shuffleboard tables, an indoor fireplace, a conference room, a state-of-the-art fitness facility, and an arts and crafts room. You can enjoy warm summer days at the community's expansive pool featuring an in-water sunning deck, a lap pool, zero-entry access, and a separate children's pool. The Estuary boasts a natural setting with over 17 miles of pathways, sidewalks, and wooded trails through 230 acres of undeveloped land. You can also spend time at the community's two sandy beaches featuring a fire pit and seating area, or enjoy time at the large man-made lake with a pier for fishing and kayaking. Ride your bike or take a short drive to the Assawoman Bay State Wildlife Area, where you can enjoy crabbing and clamming in the shallow waters or launch your boat or kayak for a day on the water. There's something for everyone at The Estuary.

Built in 2022

Essential Information

MLS® #	DESU2087688
Price	\$750,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,500
Acres	0.22
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Coastal
Status	Active Under Contract

Community Information

Address	31135 Sea Spray Ln
Area	Baltimore Hundred (31001)
Subdivision	THE ESTUARY
City	Frankford
County	SUSSEX-DE
State	DE
Zip Code	19945

Amenities

Amenities	Master Bath(s), Stall Shower, Bathroom - Walk-In Shower, Carpet, CeilingFan(s), Crown Molding, Entry Lvl BR, Pantry, Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors
Utilities	Cable TV, Electric Available, Phone Available, Water Available, Propane - Community
Parking	Concrete Driveway
# of Garages	2
Garages	Built In, Garage - Front Entry, Garage Door Opener, Inside Access, Additional Storage Area
View	Trees/Woods, Garden/Lawn
Has Pool	Yes
HOA Amenities	Swimming Pool, Club House, Tot Lots/Plygrd, Dog Park, Exercise Room, Fitness Center, Game Room, Jog/walk Path, Pool-Outdoor, Water / Lake Priv

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Energy Star Appliances, ENERGY STAR Dishwasher, Icemaker, Microwave, Oven-Single, Oven-Self Cleaning, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances, Washer, Water Heater, Water Heater - Tankless
Heating	Heat Pump - Gas BackUp
Cooling	Central A/C
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding, Stone, Frame
Exterior Features	BBQ Grill, Extensive Hardscape, Exterior Lighting, Sidewalks, Street Lights, Udrgrd Lwn Sprnklr, Patio, Porch(es), Porch-screened, Porch-enclosed
Lot Description	Backs to Trees, Corner Lot, Front Yard, Landscaping, Level, Lot Premium, Rear Yard, SideYard(s), Trees/Wooded
Windows	Energy Efficient
Roof	Architectural Shingle
Foundation	Concrete Perimeter, Crawl Space

School Information

District	INDIAN RIVER
High	INDIAN RIVER

Additional Information

Date Listed	June 2nd, 2025
Days on Market	135
Zoning	A

Listing Details

Listing Office	Keller Williams Realty
----------------	------------------------



© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Northrop Realty participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Northrop Realty . are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website

may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on October 28th, 2025 at 2:30am EDT