

\$725,000 - 13040 Hayes Ave, Selbyville

MLS® #DESU2087254

\$725,000

5 Bedroom, 3.00 Bathroom, 2,240 sqft
Residential on 0.10 Acres

EDGEWATER ACRES, Selbyville, DE

Here's a fantastic investment opportunity in one of Sussex County's most sought-after and rapidly growing areas. This well-cared-for waterfront property in West Fenwick Island is just a mile from the beautiful ocean, making it a prime location for both personal use and rental potential.

The home features 5 spacious bedrooms and 3 bathrooms, perfectly accommodating families or groups. With no HOA and adherence to Sussex County rules, you have the freedom to make this property your own. The infrastructure has been steadily upgraded over time, including water and sewer systems for reliable functionality.

The first floor boasts 3 bedrooms and 2 bathrooms, while the second floor comprises 2 additional bedrooms and another bath—ideal for hosting guests or as a rental unit. Plus, access to a public boat ramp means endless opportunities for water enthusiasts.

Recent upgrades include a new HVAC system and crawlspace encapsulation, ensuring comfort and efficiency. For history enthusiasts, this property is located on the Mason-Dixon line, adding a unique charm and significance.

This is more than just a home; it's a smart investment for the savvy buyer looking to capitalize on the growing demand in this thriving area. Don't miss out on this



incredible opportunity! Just back on the Market!

Built in 1965

Essential Information

MLS® #	DESU2087254
Price	\$725,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,240
Acres	0.10
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	A-Frame
Status	Active Under Contract

Community Information

Address	13040 Hayes Ave
Area	Baltimore Hundred (31001)
Subdivision	EDGEWATER ACRES
City	Selbyville
County	SUSSEX-DE
State	DE
Zip Code	19975

Amenities

Amenities	Additional Stairway, Soaking Tub, Stall Shower, Bathroom - Walk-In Shower, Butlers Pantry, CeilngFan(s), Curved Staircase, Entry Lvl BR
Utilities	Electric Available, Propane, Water Available
Parking	Concrete Driveway
View	Bay, Canal
Is Waterfront	Yes
Waterfront	Canal
HOA Amenities	None

Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Dishwasher, Disposal, Oven/Range-Gas, Refrigerator
Heating	Heat Pump - Gas BackUp
Cooling	Central A/C
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame, Shingle
Exterior Features	Roof Deck
Lot Description	Bulkheaded
Roof	Asbestos Shingle
Foundation	Block, Crawl Space

School Information

District	INDIAN RIVER
Elementary	SHOWELL
Middle	SELBYVILLE
High	INDIAN RIVER

Additional Information

Date Listed	June 23rd, 2025
Days on Market	56
Zoning	AR-1

Listing Details

Listing Office	BETHANY AREA REALTY LLC
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