

\$999,000 - 31600 Charleys Run, Bethany Beach

MLS® #DESU2099966

\$999,000

3 Bedroom, 2.50 Bathroom, 2,367 sqft

Residential on 0.22 Acres

BETHANY WOODS, Bethany Beach, DE

Discover resort-style living just 1.5 miles from downtown Bethany Beach! This beautifully designed single-story coastal home on pilings combines charm, comfort, and privacy in the sought-after community of Bethany Woods. Featuring 3 bedrooms, 2.5 baths, and an open-concept kitchen and living area, it's perfect for effortless entertaining or relaxed family time.

Nestled on nearly a quarter-acre wooded lot, this home offers a serene setting surrounded by trees—ideal for creating your own backyard oasis or future in ground pool. Enjoy the outdoors from the spacious front and rear decks, with access to the back deck from both the dining area and the primary suite.

Inside, the home has been gently lived in and meticulously maintained, featuring durable vinyl plank flooring throughout. The private primary suite includes a large walk-in closet and spa-like bath with a walk-in shower, while two guest bedrooms share a convenient Jack & Jill bath.

Additional highlights include a 3-car garage with extra storage, ample parking for guests or recreational toys, and community amenities that cover road and bridge maintenance, landscaping, lighting, and fire hydrant upkeep. Located just a short walk to Fresh Pond State Park, where you can enjoy scenic trails and biking paths, this home captures the best of



coastal Delaware living”where every day feels like a getaway.

Why move to Delaware?

With low property taxes, no sales tax, and an affordable cost of living, this property offers a rare combination of elegance and long-term financial value. Live luxuriously, save generously, and experience why so many people are making the move to Delaware!

HOA fee includes road maintenance, landscaping, bridge, and lighting upkeep. \$500 new owner fee due at closing.

Built in 2022

Essential Information

MLS® #	DESU2099966
Price	\$999,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,367
Acres	0.22
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Raised Rancher
Status	Active

Community Information

Address	31600 Charleys Run
Area	Baltimore Hundred (31001)
Subdivision	BETHANY WOODS
City	Bethany Beach
County	SUSSEX-DE
State	DE
Zip Code	19930

Amenities

Amenities	Walk-in Closet(s), Shades/Blinds, Bathroom - Walk-In Shower, CeilingFan(s), Recessed Lighting
Utilities	Cable TV
Parking	Concrete Driveway
# of Garages	4
Garages	Garage - Front Entry, Garage Door Opener, Inside Access, Oversized, Additional Storage Area

Interior

Interior Features	Floor Plan-Open
Appliances	Stainless Steel Appliances, Refrigerator, Oven/Range-Electric, Dishwasher, Built-In Microwave, Disposal, Dryer - Electric, Washer, Water Heater
Heating	Forced Air
Cooling	Central A/C, Heat Pump(s)
# of Stories	1
Stories	1 Story

Exterior

Exterior	HardiPlank
Exterior Features	Udrgrd Lwn Sprnklr, Sidewalks, Street Lights, Deck(s), Outside Shower
Lot Description	Cleared, Corner Lot, Backs to Trees
Windows	Double Pane, Vinyl Clad
Roof	Architectural Shingle
Foundation	Pilings

School Information

District	INDIAN RIVER
High	INDIAN RIVER

Additional Information

Date Listed	November 15th, 2025
Days on Market	2
Zoning	MR

Listing Details

Listing Office	Century 21 Emerald
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Listing information last updated on November 16th, 2025 at 11:15am EST