

\$295,000 - 42 Branchwood Dr, Rehoboth Beach

MLS® #DESU2081216

\$295,000

4 Bedroom, 2.00 Bathroom, 1,624 sqft

Residential on 0.10 Acres

SILVERVIEW FARM MHP, Rehoboth Beach, DE

This spacious house, with pretty landscaping, is just a few doors away from the community pool, and it is only 3 miles from the Rehoboth boardwalk and beaches. With four bedrooms and 1,624 sq. ft. of living space, this could be your ideal permanent residence or an elegant beach get-away. The living room, with an electric fireplace, opens to the nicely-appointed kitchen. The kitchen features a tile backsplash and a center island for more prep space. The crisp black appliance package includes a fridge with ice maker, a smooth-top electric range, built-in microwave, and a dishwasher. The kitchen adjoins the dining area, which has a buffet/sideboard area with extra counter space and cabinetry. The laundry area is next to the kitchen and it has a full-size side-by-side washer and dryer. The family room is at the rear of the house. The French door lead out to the expansive covered porch. The family room also has an electric fireplace. The main bedroom is en Suite with a walk-in shower, double-sink vanity, and a linen closet. The second full bath has a tub shower, and is located near bedrooms #2 & #3. The fourth bedroom is at the rear of the home, so it feels like a mini suite because it adjoins the family room. Lennox electric forced air heat, central AC & ceiling fans. Cute cottage-style outdoor storage shed. Silver View Farm is close to the beaches, shopping, & restaurants. The DART Bus Park-n-Ride is just down the road if you don't feel like hunting for



parking at the beach. Annually renewable leasehold interest: Lot Rent of \$724.50/mt. includes water & trash/recycle service (Lease renews annually on Jan. 1 with any increase capped per law " 25 Del. C. Sec. 7050-7054). Homeowner pays electric, sewer, cable/Internet (Xfinity) & lawn service. Silver View Farm allows 2 pets " no dog breed restriction per a newer DE law. Pool membership is optional (approx. \$175/person with discounted group packages). A Park Application (\$72/person) is required for all adults who will occupy the home for 14 or more consecutive days. Buyers are accepted as a Resident in Silver View Farm based on the following criteria: 1.)income verification, 2.)high credit bureau score, 3.)evaluation of debt-to-income ratio, and 4.)criminal background check. Note: Rentals are NOT permitted in this community - but friends & family are welcome to visit you. Financing may be available to qualified borrowers from only a very few Lenders that specialize in installment/chattel loans for manufactured homes on leased land. Closing costs will include a 3.75% "real estate transfer tax" (DMV Doc Fee) & a Settlement Agent Fee.

Built in 2012

Essential Information

MLS® #	DESU2081216
Price	\$295,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,624
Acres	0.10
Year Built	2012
Type	Residential

Sub-Type	Manufactured
Style	Other, Double Wide
Status	Active

Community Information

Address	42 Branchwood Dr
Area	Lewes Rehoboth Hundred (31009)
Subdivision	SILVERVIEW FARM MHP
City	Rehoboth Beach
County	SUSSEX-DE
State	DE
Zip Code	19971

Amenities

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

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Dryer - Electric, Oven/Range-Electric, 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)
Lot Description	Landscaping
Windows	Insulated
Roof	Shingle
Foundation	Crawl Space, Pillar/Post/Pier
Other Structures	Shed

School Information

District	CAPE HENLOPEN
----------	---------------

Additional Information

Date Listed	March 15th, 2025
Days on Market	166
Zoning	TP

Listing Details

Listing Office	SEA BOVA ASSOCIATES INC.
----------------	--------------------------



© 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 30th, 2025 at 3:00am EDT