

\$950,000 - 35134 Water Lily Ct, Frankford

MLS® #DESU2100108

\$950,000

4 Bedroom, 3.50 Bathroom, 2,704 sqft

Residential on 0.00 Acres

THE ESTUARY, Frankford, DE

Welcome to 35134 Water Lily Court, a beautifully maintained and tastefully furnished home in the prestigious community of The Estuary in Frankford, Delaware. This two-year-old residence is being sold furnished with minor exclusions offering the perfect blend of comfort, style, and convenience. Situated on a premium lot with a tree-lined backyard and generous space between neighbors, the setting provides a sense of privacy and tranquility that's hard to find. Inside, thoughtful design upgrades and custom touches elevate every room. Ship lap accent walls add warmth and coastal charm in the office, powder room, front hallway, primary bathroom, loft, upstairs hallways, and bedrooms. The stairway has been enhanced with elegant wrought iron balusters. Throughout the home, Silhouette blinds filter the light beautifully while offering privacy, and builder-grade mirrors have been replaced with upgraded framed designs for a polished, refined look. The kitchen is a showpiece, designed for both everyday living and entertaining. It features double wall ovens, a five-burner gas cooktop, and white trimmed, soft-close cabinetry topped with elegant crown molding. The expansive island comfortably seats six, perfect for casual meals or gathering with friends. A classic glass subway tile backsplash and pantry for storage complete this bright and functional culinary space. The adjacent dining area provides easy access to the screened porch with a gas burning



fireplace. The living room is a true centerpiece, reimagined with a custom electric fireplace surrounded by white quartz stone veneer, floating tempered glass shelves with glass-tile backing, and built-in cabinetry topped with underlit quartz countertops that match the kitchen for a cohesive design flow. A custom driftwood mantel completes this inviting space.

Retreat to the primary suite, where a tray ceiling adds architectural interest and the generous walk-in closet where the primary closet now features tile flooring that seamlessly matches the adjoining bathroom. The spa-inspired bathroom offers a dual sink vanity, private water closet, and a frameless glass shower featuring dual shower heads and bench seating, all complemented by tile finishes and thoughtful design details. The laundry room offers practical luxury with added cabinets, quartz countertops, an upgraded sink and faucet, and open shelving. The garage has been completely transformed with custom cabinetry, an epoxy-coated floor, fresh paint, and a convenient built-in bench with storage. Ascend to the upper level, where an inviting family room awaits, accompanied by three additional bedrooms. One features a private ensuite bath, while a full hall bath serves the remaining rooms, ensuring comfort and privacy for both family members and guests. Additional thoughtful details include custom mango wood cabinets in all bathrooms, upgraded fans in every room and the screened porch, enhanced irrigation with smart sensors, and dimmer switches throughout for tailored lighting control. This sought-after coastal community offers a true resort-style living experience surrounded by natural beauty and abundant recreation. Residents enjoy an outdoor pool with sun deck, clubhouse with fitness center and billiards, and welcoming gathering spaces. Active living thrives with tennis and pickleball courts, walking and jogging trails, bocce, a

putting green, and a dog park with separate areas for small and large dogs. A fishing pond across the street is stocked with big bass, and the HOA provides lawn care, snow removal, and a seasonal beach shuttle. Nearby, the Assawoman Wildlife Area offers boat launches, hiking, biking, and wildlife observation. Blending resort amenities with preserved landscapes, The Estuary delivers a rare balance of relaxation, recreation, and connection to nature.

Built in 2023

Essential Information

MLS® #	DESU2100108
Price	\$950,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,704
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Coastal
Status	Active

Community Information

Address	35134 Water Lily Ct
Area	Baltimore Hundred (31001)
Subdivision	THE ESTUARY
City	Frankford
County	SUSSEX-DE
State	DE
Zip Code	19945

Amenities

Amenities	Built-Ins, Carpet, CeilingFan(s), Crown Molding, Entry Lvl BR, Master
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	Bath(s), Pantry, Recessed Lighting, Stall Shower, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds
Parking	Concrete Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener, Inside Access
View	Garden/Lawn, Trees/Woods
Has Pool	Yes
HOA Amenities	Swimming Pool, Tennis Courts, Jog/walk Path, Community Ctr, Pier/Dock, Fitness Center, Water / Lake Priv

Interior

Interior Features	Floor Plan-Open
Appliances	Range hood, Refrigerator, Icemaker, Dishwasher, Disposal, Microwave, Dryer, Water Heater, Built-In Microwave, Cooktop, Exhaust Fan, Freezer, Oven-Double, Oven-Self Cleaning, Oven-Wall, Stainless Steel Appliances, Water Heater - Tankless
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas/Propane, Other
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Sidewalks, Street Lights, Porch(es), Roof Deck, Porch-screened, Panel Fence
Lot Description	Backs to Trees, Front Yard, Landscaping, Private, Rear Yard, SideYard(s)
Windows	Double Pane, Double Hung, Vinyl Clad
Roof	Architectural Shingle, Pitched
Foundation	Crawl Space

School Information

District	INDIAN RIVER
Elementary	LORD BALTIMORE
Middle	SELBYVILLE
High	INDIAN RIVER

Additional Information

Date Listed	November 6th, 2025
Days on Market	12
Zoning	RES

Listing Details

Listing Office	Northrop Realty
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Listing information last updated on November 17th, 2025 at 8:15am EST