

# \$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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Listing information last updated on November 17th, 2025 at 8:30pm EST