

\$949,000 - 32396 Holly Ter, Ocean View

MLS® #DESU2097458

\$949,000

3 Bedroom, 2.00 Bathroom, 1,512 sqft
Residential on 0.59 Acres

HOLLY RIDGE TERRACE, Ocean View, DE

Boater's Paradise with approximately 175' of bulkheading with 1 boat dock, 1 boat ramp, and room to dock 1 or 2 more boats! You are just around the canal to Whites Creek, the Indian River Bay, and the Atlantic Ocean! The property is located in a quiet area, just 0.2 miles from James Farm Nature Center and 4.2 miles from the Bethany Beach Boardwalk! It is nestled in a small enclave of waterfront homes, with no HOA fees.

The home was stick-built in 1985 and offers three bedrooms, two full bathrooms, a dining area, kitchen, laundry area, two living rooms, a front porch, a rear deck, and an attached two-car garage. This is a spectacular opportunity to acquire a waterfront home within close proximity to Bethany Beach.

There is a full dining room with hutch and dishes, a kitchen with a propane stove and oven, laundry area, a counter area with two barstools, an alcove breakfast area overlooking the canal, and a side, and waterfront deck. The home is furnished with a Yamaha baby grand piano, all sofas, chairs, tables, dressers, and attached wall artwork, Tide clock and wind direction gauges. Small list of Exclusions.

Move in ready to relax and enjoy the area.

Some of the wildlife you'll see almost on a daily basis are the Great Blue Heron, green



heron, kingfisher, seagulls, rabbits, foxes, terrapin turtles, fiddler crabs, blue crabs, and the occasional otter. They live here too! Do not feed the wildlife.

Built in 1985

Essential Information

MLS® #	DESU2097458
Price	\$949,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,512
Acres	0.59
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active

Community Information

Address	32396 Holly Ter
Area	Baltimore Hundred (31001)
Subdivision	HOLLY RIDGE TERRACE
City	Ocean View
County	SUSSEX-DE
State	DE
Zip Code	19970

Amenities

Amenities	Attic
# of Garages	2
Garages	Garage - Front Entry
View	Canal
Is Waterfront	Yes
Waterfront	Canal

Interior

Appliances	Oven/Range-Gas, Washer, Dryer - Electric, Refrigerator, Dishwasher
Heating	Heat Pump(s), Other
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	1 Story

Exterior

Exterior	Frame
Lot Description	Bulkheaded
Roof	Asphalt
Foundation	Crawl Space

School Information

District	INDIAN RIVER
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Additional Information

Date Listed	September 23rd, 2025
Days on Market	54
Zoning	GR

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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Listing information last updated on November 15th, 2025 at 5:15pm EST