

\$565,000 - 30112 Big Marsh Ct #6505, Ocean View

MLS® #DESU2099270

\$565,000

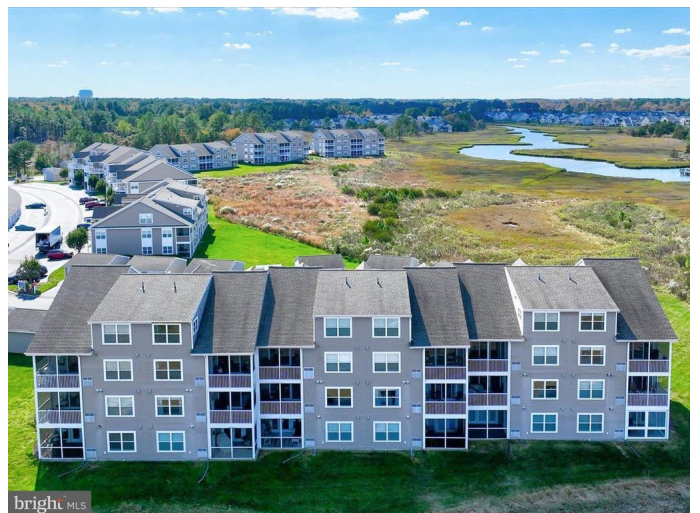
4 Bedroom, 4.00 Bathroom, 1,166 sqft

Residential on 0.00 Acres

BETHANY BAY, Ocean View, DE

Welcome to 30112 Big Marsh Court, Unit 6505, a rare opportunity to own a top-floor, four-bedroom, four bath, coastal condominium in the sought-after community of Bethany Bay, where nature and water views steal the show. From this elevated vantage point, sweeping panoramas of the preserve, ponds, and bay unfold before you, with wildlife and coastal breezes creating the perfect backdrop for every moment of your day.

Step inside and discover an inviting living area with a two-story ceiling, anchored by a cozy electric fireplace and framed by windows that draw in soft natural light and endless views. Follow the breezes to the screened porch, a serene retreat where you can savor your morning coffee or unwind with an evening libation while taking in the ever-changing canvas of the bay. Out front on this level, a sun-drenched open-air deck offers another perfect spot to enjoy sunset. The eat-in kitchen is beautifully appointed with granite countertops, stainless steel appliances, and a bi-level breakfast bar for casual dining. An adjoining light-filled dining area welcomes gatherings large and small, where laughter and conversation flow as easily as the views beyond. The primary suite is a private sanctuary where you can wake to tranquil water vistas and fall asleep to the hush of bay breezes. The ensuite bath provides comfort and privacy. A guest bedroom on the main level offers its own private access to a full



bath, ideal for visiting family or friends. Ascend the staircase to discover two additional guest suites, each offering its own ensuite for the ultimate in comfort and privacy. One enjoys a peaceful water view, while the other offers a spacious sitting area with a charming dormer reading nook, perfect for quiet moments with a book or a cup of tea. Design-inspired touches are found throughout, including wood accent walls, nautical-themed lighting, and coastal décor that create a sense of effortless seaside style. This home is being sold furnished (with a few exclusions), making it ready for your immediate enjoyment.

A garage is included and provides ample space for your beach toys, golf clubs, and kayaks.

Bethany Bay’s resort-style amenities invite you to embrace the coastal lifestyle, offering a seasonal pool, 9-hole golf course, fitness center, boat ramp, boat and kayak storage, tennis and pickleball courts, and a clubhouse for social gatherings. All this, just minutes from Bethany Beach and its iconic boardwalk, local restaurants, boutique shopping, state parks, and marinas, all with lower HOA fees than most communities in the area.

Come see this hidden gem perched above the bay, where every day feels like a vacation. Life is short—buy the beach house.

Built in 2011

Essential Information

MLS® #	DESU2099270
Price	\$565,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4

Square Footage	1,166
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Penthouse Unit/Flat/Apartment, Garden 1 - 4 Floors
Style	Coastal
Status	Active

Community Information

Address	30112 Big Marsh Ct #6505
Area	Baltimore Hundred (31001)
Subdivision	BETHANY BAY
City	Ocean View
County	SUSSEX-DE
State	DE
Zip Code	19970

Amenities

Amenities	CeilingFan(s), Pantry, Master Bedroom - Bay Front, Carpet, Entry Lvl BR, Recessed Lighting, Upgraded Countertops, Shades/Blinds
Utilities	Cable TV, Phone Available
# of Garages	1
Garages	Additional Storage Area, Garage - Front Entry
View	Bay, Panoramic, Water
Has Pool	Yes
HOA Amenities	Basketball Courts, Club House, Common Grounds, Community Ctr, Exercise Room, Extra Storage, Jog/walk Path, Lake, Pool-Outdoor, Swimming Pool, Tennis Courts, Tot Lots/Plygrd, Volleyball Courts, Water / Lake Priv, Other

Interior

Interior Features	Floor Plan-Open, Floor Plan-Traditional
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Water Heater, Exhaust Fan, Freezer, Icemaker, Refrigerator, Stainless Steel Appliances, Water Dispenser
Heating	Forced Air, Heat Pump(s)
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame
Exterior Features	Play Area, Sidewalks, Sport Court, Street Lights, Balcony
Lot Description	Cul-de-sac, Landscaping
Windows	Double Pane, Screens, Vinyl Clad
Roof	Shingle

School Information

District	INDIAN RIVER
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Additional Information

Date Listed	October 23rd, 2025
Days on Market	24
Zoning	AR1

Listing Details

Listing Office	Northrop Realty
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Listing information last updated on November 15th, 2025 at 4:30pm EST