

\$406,540 - 16508 Tradewinds Dr, Millsboro

MLS® #DESU2099338

\$406,540

3 Bedroom, 2.00 Bathroom, 1,860 sqft
Residential on 0.20 Acres

PELICAN POINT, Millsboro, DE

****Move In This November at Pelican Point!****

Looking to be in your new home before the holidays? Don't wait! This brand-new Guilford floorplan at Pelican Point, Millsboro, DE, will be ready for a November closing!

This single-story home is designed for comfort and convenience. Two bedrooms and a quiet study sit just off the foyer—perfect for guests or a home office. The open layout in the back of the home connects the modern kitchen, dining area, and spacious Great Room, making it easy to cook, relax, and spend time together. The kitchen features linen-colored cabinets, Marmi quartz countertops, and a large island that's great for gathering.

Tucked away in its own corner, the owner's suite offers a peaceful retreat with a private bath and walk-in closet. Step outside to a 16' x 10' concrete patio overlooking a large, wooded homesite—the perfect spot to enjoy the outdoors in privacy.

This established community offers a true amenity-rich lifestyle with two pools, tennis and pickleball courts, a tot lot, and a spacious clubhouse complete with a meeting area and game room. Lawn care, trash and recycling, and snow removal are all included in the monthly HOA, giving you more time to enjoy everything this vibrant community has to offer.

Ideally located near grocery stores, dining, and



entertainment and just 11 miles from the Rehoboth and Lewes beaches Pelican Point combines comfort, convenience, and coastal charm. Don't miss your chance to join this sought-after neighborhood!

Homes at Pelican Point are moving fast! Don't miss your chance to be in your new home before the holidays! Call us today for your private tour!

Photos are for illustrative purposes only from a sister community with the same floorplan. Please see new home consultant for details and final finishes. If using a Realtor, clients must acknowledge their representation during their first interaction with Lennar, AND the Realtor must accompany them on their first visit. Appointments are highly encouraged to maximize your customer experience! Taxes assessed after settlement. Please visit model home for open house access.

Built in 2025

Essential Information

MLS® #	DESU2099338
Price	\$406,540
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,860
Acres	0.20
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active

Community Information

Address	16508 Tradewinds Dr
Area	Indian River Hundred (31008)
Subdivision	PELICAN POINT
City	Millsboro
County	SUSSEX-DE
State	DE
Zip Code	19966

Amenities

# of Garages	2
Garages	Garage - Front Entry
Has Pool	Yes

Interior

Heating	Forced Air
Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding
Foundation	Slab

School Information

District	INDIAN RIVER
----------	--------------

Additional Information

Date Listed	October 24th, 2025
Days on Market	24
Zoning	RESIDENTIAL

Listing Details

Listing Office	Atlantic Five Realty
----------------	----------------------



© 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 November 16th, 2025 at 6:15pm EST