

\$769,000 - 36986 Blue Teal Rd, Selbyville

MLS® #DESU2085222

\$769,000

4 Bedroom, 3.00 Bathroom, 2,528 sqft

Residential on 0.09 Acres

SWANN KEYS, Selbyville, DE

Welcome to this breathtaking new construction home in the desirable waterfront community of Swann Keys. This stunning two-story home offers 2,528 square feet of beautifully designed living space, featuring 4 spacious bedrooms and 3 full baths. Enjoy tranquil canal views and savor both sunrise and sunset from your expansive full-length Trex deck—conveniently accessible from the primary suite. Dock your boat and jet skis on your brand-new bulkhead and store all your water gear in the backyard storage shed. You™re also just steps away from the community boat ramp—perfect for spontaneous days on the water.

This home offers fantastic curb appeal with its Monogram siding, Azek exterior trim, and sleek modern lines that complement the waterfront setting. The brand-new bulkhead provides the perfect spot to dock your boat or jet skis, and a convenient backyard storage shed keeps all your outdoor gear organized. The full-length Trex deck overlooking the canal is ideal for relaxing or entertaining, offering peaceful water views that stretch from sunrise to sunset.

Inside, you™ll find thoughtful upgrades throughout, including custom blinds and beautiful waterproof LVP flooring in the main living areas—perfect for a beachside lifestyle. The kitchen is a chef™s dream, boasting solid shaker soft-close cabinetry, a classic subway tile backsplash, granite countertops, and all-new stainless-steel appliances. Retreat



to the impressive primary suite featuring soaring vaulted ceilings, an 8-blade ceiling fan, and a luxurious ensuite bath with separate vanities, a walk-in shower with bench seating, and a stylish barn door entrance. The huge walk-in closet includes built-in storage to keep everything neat and accessible. Additional highlights include plush carpeting in all four bedrooms, ceramic-tiled bathrooms, a Samsung washer and dryer, and the efficiency and comfort of two heat pumps to ensure year-round climate control. Swann Keys offers an abundance of amenities, including a large inground pool with splash pad, pickleball and basketball courts, shuffleboard, horseshoe pits, playground, and a picnic pavilion—all for a remarkably low annual HOA fee of just \$1,183 and no ground rent.

Built in 2024

Essential Information

MLS® #	DESU2085222
Price	\$769,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,528
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Coastal
Status	Active Under Contract

Community Information

Address	36986 Blue Teal Rd
Area	Baltimore Hundred (31001)
Subdivision	SWANN KEYS
City	Selbyville

County	SUSSEX-DE
State	DE
Zip Code	19975

Amenities

Amenities	Stall Shower, Tub Shower, Carpet, CeilngFan(s), Entry Lvl BR, Master Bath(s), Pantry, Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds
Utilities	Cable TV Available, Electric Available, Sewer Available, Water Available
Parking	Stone
View	Water, Canal
Is Waterfront	Yes
Waterfront	Canal
Has Pool	Yes
HOA Amenities	Community Ctr, Swimming Pool, Tot Lots/Plygrd, Boat Ramp

Interior

Appliances	Built-In Microwave, Built-In Range, Dishwasher, Dryer, Exhaust Fan, Icemaker, Oven-Self Cleaning, Oven-Single, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Washer, Water Heater
Heating	Heat Pump(s), Zoned
Cooling	Central A/C
# of Stories	2
Stories	2 Story

Exterior

Exterior	Shake, Vinyl Siding
Exterior Features	Boat Storage, Exterior Lighting, Balcony, Porch(es)
Lot Description	Front Yard, Rear Yard, SideYard(s)
Windows	Double Pane, Energy Efficient, Screens, Vinyl Clad
Roof	Architectural Shingle, Pitched
Foundation	Slab

School Information

District	INDIAN RIVER
Elementary	SHOWELL
Middle	SELBYVILLE
High	INDIAN RIVER

Additional Information

Date Listed	May 1st, 2025
Days on Market	121
Zoning	GR

Listing Details

Listing Office	Northrop Realty
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Listing information last updated on October 27th, 2025 at 2:30pm EDT