

\$618,000 - 22096 S Preservation Dr #140, Millsboro

MLS® #DESU2096072

\$618,000

4 Bedroom, 3.50 Bathroom, 2,961 sqft

Residential on 0.00 Acres

PENINSULA, Millsboro, DE

Opportunity knocks with this Malibu located on a desirable, quiet cul-de-sac in the Conservancy neighborhood of the Peninsula community. Location location location! Relax on the lower level rear brick patio or on the main level screened porch while enjoying peaceful wooded and pond views. This amazing 3-level townhome will provide you with just under 3,000 square feet of living space! Once you enter the home, you will be amazed by the gourmet kitchen and the open layout of the family room and dining area. The large island can serve as a meeting place and transform that entire area into a space for entertainment. The kitchen features a generous amount of cabinets and a butler's pantry with a wet bar. Upgraded kitchen countertops and stainless steel appliances, which include a gas cooktop and double wall ovens. This 4-bedroom, 3.5-bathroom home features 10-foot ceilings on the main level, a gas fireplace in the living room, and the primary bedroom. This home is a dream for entertainers! Still on the main floor, there is a large front room that is currently used as a formal dining room, but could also serve as an extra family room or billiard room. This room features double doors that lead to the large, covered front porch. This home is protected with a full house fire sprinkler system and heated and cooled with two newer HVAC systems!

The lower level features an oversized two-car garage, a second owner's or in-law suite, a



family room, and a brick patio perfect for relaxing by the woods. The upper level features a spacious primary suite with two walk-in closets, a soaking tub, and a double sink vanity, offering a wonderful retreat for relaxation. Additionally, the upper level features two nicely sized bedrooms and a full bathroom. The full-sized laundry room, with a new washer and dryer, is conveniently located on this level, along with a loft area that makes a great home office. These two bedrooms and the loft have just been recarpeted! The Peninsula is just 12 miles from Lewes & Rehoboth Beach. It is a gated Jack Nicklaus Signature Golf community featuring resort-style amenities and 24-hour live security. The 32,000 sq ft clubhouse features a full-service restaurant, bar, billiards room, wine tasting room, and a whole lower level with a pro shop and golf lounges. The five pools include: an indoor pool, two hot tubs, an outdoor adult-only heated pool, an outdoor sandy beach wave pool, a kiddie splash pool, and a two-hundred-seat pool. Enjoy food and beverage service from the poolside restaurant. The amenities include a spa, fitness center, training, classes, miniature golf, and a kids' activity room. Explore miles of walking trails, two fishing piers, a sandy bay beach, a nature center pavilion with a stone fireplace, a Kayak launch, and observatory boardwalks. Professional tennis & pickleball courts. Basketball. HOA includes Verizon Fios high-speed internet, HD cable, complete lawn care, snow removal & refuse pickup. Coastal Delaware boasts low property taxes, no sales tax, and a mild Mid-Atlantic climate.

Built in 2007

Essential Information

MLS® #	DESU2096072
Price	\$618,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,961
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Coastal
Status	Active

Community Information

Address	22096 S Preservation Dr #140
Area	Indian River Hundred (31008)
Subdivision	PENINSULA
City	Millsboro
County	SUSSEX-DE
State	DE
Zip Code	19966

Amenities

Amenities	Soaking Tub, Bathroom - Walk-In Shower, Tub Shower, Built-Ins, Butlers Pantry, Carpet, CeilingFan(s), Crown Molding, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Sound System, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors
Utilities	Cable TV
Parking	Concrete Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener, Inside Access, Oversized
View	Trees/Woods
Is Waterfront	Yes
Waterfront	Bay
Has Pool	Yes
HOA Amenities	Bar/Lounge, Basketball Courts, Beach, Bike Trail, Billiard Room, Cable, Club House, Common Grounds, Community Ctr, Exercise Room, Fitness Center, Game Room, Gated Community, Golf Course, Golf Course membership available, Hot tub, Jog/walk Path, Party Room, Pier/Dock, Pool-Indoor, Pool-Outdoor, Putting Green, Sauna, Security,

Spa, Swimming Pool, Tennis Courts, Tot Lots/Plygrd, Water / Lake Priv, Other, Golf Club, Mooring Area, Lake

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Cooktop, Dishwasher, Disposal, Dryer, Oven-Wall, Refrigerator, Stainless Steel Appliances, Washer, Water Heater
Heating	Central, Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Equipment, Fireplace - Glass Doors, Gas/Propane, Mantel(s)
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding, HardiPlank
Exterior Features	Street Lights, Udrgrd Lwn Sprnklr, Balcony, Porch(es), Patio, Porch-screened
Windows	Casement, Double Hung, Double Pane, Insulated, Low-E, Replacement, Screens
Roof	Architectural Shingle, Metal
Foundation	Slab

School Information

District	INDIAN RIVER
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Additional Information

Date Listed	September 14th, 2025
Days on Market	50
Zoning	MR

Listing Details

Listing Office	Monument Sotheby's International Realty
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Listing information last updated on November 2nd, 2025 at 8:00pm EST