

\$2,695,000 - 318 York Rd, South Bethany

MLS® #DESU2082710

\$2,695,000

5 Bedroom, 4.00 Bathroom, 2,895 sqft

Residential on 0.14 Acres

YORK BEACH, South Bethany, DE

Built by Grit Coastal. Luxury New Construction Canal-Front Home in South Bethany Beach. Welcome to 318 York Road your dream waterfront retreat! This brand-new, custom-built home is situated on an oversized lot in the sought-after community of York Beach. Boasting 5 spacious bedrooms and 4 luxurious bathrooms, this exceptional property offers breathtaking canal views, top-of-the-line finishes, and an unparalleled coastal lifestyle. Designed for both comfort and style, this home features an open-concept living area with high ceilings, abundant natural light, and seamless indoor-outdoor flow. The gourmet kitchen is a chef's delight, equipped with premium appliances like Sub Zero 42" Refrigerator, Wolf 36" Induction range, Wolf 24" Built in Microwave, Cove 24" dishwasher & XO Built in Vented Hood. Quartz countertops, a large center island, and custom built cabinetry complete this amazing kitchen. Additional features include: Spacious primary suite with a spa-like en-suite bath, Private guest rooms, 3 with own ensuite bathrooms, white oak wood flooring throughout and beautiful finishes that separate this home from others, including a electrical vehicle charging station. Step outside to enjoy multiple outdoor living spaces, including expansive deck and roof top perch perfect for dining, lounging, and soaking in the serene water views. Two outdoor showers provide convenience after a day on the water or beach and ample parking and storage under the home. With direct canal access, this



home is a boater’s paradise to the bay . Located just a short walk or bike ride to the beach, this extraordinary home offers the perfect combination of luxury, convenience, and coastal charm. Whether you’re looking for a year-round residence or a vacation getaway, this waterfront oasis is ready to welcome you home. Too many details to list, ask for a copy of special features/construction features breakdown. Some rooms have been virtually staged with furniture to provide ideas for potential layout. SELLERS OFFERING NEW BUYER INCENTIVES WITH AN ACCEPTABLE OFFER. Don’t miss this rare opportunity—schedule your private tour today!

Built in 2025

Essential Information

MLS® #	DESU2082710
Price	\$2,695,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,895
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Coastal, Contemporary
Status	Active

Community Information

Address	318 York Rd
Area	Baltimore Hundred (31001)
Subdivision	YORK BEACH
City	South Bethany
County	SUSSEX-DE

State	DE
Zip Code	19930

Amenities

Amenities	CeilingFan(s), Recessed Lighting, Sound System, Upgraded Countertops, Walk-in Closet(s), Wood Floors
Utilities	Cable TV Available, Propane, Electric Available
Parking	Stone
View	Panoramic, Canal
Is Waterfront	Yes
Waterfront	Canal

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Exhaust Fan, Microwave, Oven/Range-Electric, Refrigerator, Water Heater - Tankless
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	Concrete/Block, Shake, Fiber Cement Siding
Exterior Features	Exterior Lighting, Outside Shower, Roof Deck
Lot Description	Landscaping, Bulkheaded
Roof	Architectural Shingle
Foundation	Pilings

School Information

District	INDIAN RIVER
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Additional Information

Date Listed	May 24th, 2025
Days on Market	160
Zoning	TN

Listing Details



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Listing information last updated on October 30th, 2025 at 7:30pm EDT