

\$175,000 - 23813 Birch Ln, Lewes

MLS® #DESU2098142

\$175,000

3 Bedroom, 2.00 Bathroom, 2,640 sqft

Residential on 0.14 Acres

ANGOLA BEACH, Lewes, DE

Stunning, Spacious Home in Angola Beach! Step into this exceptionally large (over 2600 sq ft!) manufactured home at the end of Birch Lane in beautiful Angola Beach, where community amenities and serene privacy meet. Unlike most manufactured leased land homes, this residence faces the road like a traditional ranch and boasts a generous backyard surrounded by wooded common areas, giving you both space and tranquility. A charming front patio invites you to relax with a morning coffee, while an array of flowering perennials and bulbs—hydrangeas, iris, crepe myrtle, and more—creates cottage-garden curb appeal. The wide driveway, picket fence with gated pet area, and beautifully landscaped patios and walkways make this home feel like a traditional residence—only better!

Inside, the first room you enter is a vaulted-ceiling office that warmly welcomes guests and provides a charming workspace. The main living areas flow seamlessly, featuring vaulted ceilings in the family room, a striking stone-faced corner fireplace with slate hearth and rustic wood mantel, and a custom sliding bar door. A large space, currently serving as a formal dining room, could easily transform into a comfortable family room. Elegant LVP flooring extends from the front entry through the living room, dining room, kitchen, hall and owner's bedroom.



The kitchen is truly a chef's delight, fully remodeled with white shaker cabinets, farmhouse sink, quartz countertops, stainless steel appliances, pretty ceramic tile backsplash, and recessed lighting. Adjacent, a casual dining area with built-in display cabinets includes a sliding door to the massive back addition—a cozy yet expansive space with real wood paneling, awning-style windows, French doors to the screened porch, and a separate area ideal for indoor storage or even a hobby area.

The home offers three bedrooms, including a serene owner's suite with a beautifully remodeled bathroom featuring crisp white shiplap, a gorgeous double bowl vanity with quartz counter, a step-in shower, linen closet, and modern finishes. Two additional guest bedrooms feature spacious closets, while the hallway bath and laundry room include practical and stylish cabinetry and more shiplap details.

Outside, Angola Beach's amenities elevate everyday living: two sparkling pools, two playgrounds, a marina with boat ramp, tennis and basketball courts, and a gorgeous, fully remodeled community center perfect for gatherings or meetings. Beautiful ponds, walking paths, and lush common areas complete the picture of a vibrant, welcoming community. Water, sewer, trash and recycling are included in the modest land rent! Park application required: approval based on credit and background checks, and verification of assets and/or income.

This home isn't just a residence—it's a lifestyle. With space, style, and functionality, it's ready for entertaining, working from home, or simply relaxing in comfort and privacy. Homes like this, in this location, with these features, don't come along often!

Built in 1979

Essential Information

MLS® #	DESU2098142
Price	\$175,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,640
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Manufactured
Style	Pre-Fabricated
Status	Active Under Contract

Community Information

Address	23813 Birch Ln
Area	Indian River Hundred (31008)
Subdivision	ANGOLA BEACH
City	Lewes
County	SUSSEX-DE
State	DE
Zip Code	19958

Amenities

Amenities	Built-Ins, CeilingFan(s), Entry Lvl BR, Pantry, Upgraded Countertops
View	Trees/Woods
Has Pool	Yes

Interior

Appliances	Water Heater, Built-In Microwave, Dishwasher, Dryer - Electric, Washer, Oven/Range-Gas, Refrigerator
Heating	Forced Air
Cooling	Ceiling Fan(s), Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Corner, Mantel(s)
# of Stories	1

Stories1 Story

Exterior

ExteriorVinyl Siding
Exterior FeaturesPatio, Porch(es), Porch-enclosed, Porch-screened, Fenced-Partially, Picket Fence
Lot DescriptionBacks to Trees, Cul-de-sac, Front Yard, Rear Yard, Private, Lot Premium, SideYard(s), Adjoins - Open Space
FoundationBlock, Pillar/Post/Pier
Other StructuresShed

School Information

DistrictCAPE HENLOPEN

Additional Information

Date ListedOctober 4th, 2025
Days on Market7
ZoningRESIDENTIAL

Listing Details

Listing OfficeKeller Williams Realty



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Listing information last updated on October 27th, 2025 at 6:45pm EDT