

\$8,500,000 - 39616 N Cotton Patch Hls, North Bethany

MLS® #DESU2098726

\$8,500,000

6 Bedroom, 5.00 Bathroom, 4,780 sqft

Residential on 0.50 Acres

COTTON PATCH HILLS, North Bethany, DE

Incredible Oceanfront retreat with 150 feet of sweeping beachfront. This home is situated on one of the largest oceanfront parcels on the Delaware Coast. Recently updated, this home perfectly blends timeless architecture with sophisticated coastal style. Soaring ceilings with exposed beams, crisp white walls, and rich dark floors create the perfect backdrop for the brilliant blue ocean that is seen through nearly every glass door and window of the home. Designed for easy gatherings with family and friends both inside and out, the open-concept main level showcases breathtaking ocean views from the living, dining, and kitchen areas, which lead to the oceanside screened porch and deck. The main level also features an expansive primary suite where you can watch the sunrise through oversized glass doors. The custom walk-in closet with built-in cabinetry leads to a luxurious spa-like bath complete with a jetted soaking tub and a walk-in tiled shower. Nearby, a media room can also be used for additional sleeping space or converted to a bedroom with a beautiful, adjacent full bathroom. Take the elevator or stairs to the upper level, where youâ€™ll find four additional rooms and two full baths. Two bedrooms are oceanfront, each with its own private balcony. On the lower level, youâ€™ll find an exercise room, a bedroom currently used as a den, and a full bath. Thereâ€™s also a spacious laundry room with a sink, two outdoor showers, and an oversized



garage with ample storage – most importantly, the private walkway leading directly to the beach. Located within a sought-after community offering ocean and bay access, tennis courts, and a marina, this remarkable home is a perfect balance of recreation and relaxation.

Built in 1999

Essential Information

MLS® #	DESU2098726
Price	\$8,500,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	4,780
Acres	0.50
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Coastal
Status	Active

Community Information

Address	39616 N Cotton Patch Hls
Area	Baltimore Hundred (31001)
Subdivision	COTTON PATCH HILLS
City	North Bethany
County	SUSSEX-DE
State	DE
Zip Code	19930

Amenities

Amenities	Bathroom - Walk-In Shower, Built-Ins, CeilingFan(s), Elevator, Exposed Beams, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Master Bedroom - Ocean Front, Bathroom - Jetted Tub
Utilities	Cable TV, Phone Connected, Propane

Parking	Stone
# of Garages	2
Garages	Additional Storage Area, Garage - Front Entry, Garage Door Opener, Inside Access
View	Panoramic, Ocean
Is Waterfront	Yes
Waterfront	Ocean
HOA Amenities	Marina Club, Tennis Courts, Beach

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Disposal, Dryer, Oven/Range-Electric, Cooktop, Refrigerator, Stainless Steel Appliances, Washer, Water Heater
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	Frame
Exterior Features	Outside Shower, Deck(s), Porch(es), Porch-screened, Balconies-Multiple
Lot Description	Landscaping, No thru street, Private
Roof	Shingle
Foundation	Pilings

School Information

District	INDIAN RIVER
High	INDIAN RIVER

Additional Information

Date Listed	October 24th, 2025
Days on Market	2
Zoning	MR

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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Listing information last updated on October 25th, 2025 at 3:15am EDT