

\$139,900 - 31646 Janice Rd #c-29, Lewes

MLS® #DESU2098990

\$139,900

3 Bedroom, 2.00 Bathroom, 1,260 sqft
Residential on 0.08 Acres

WHISPERING PINE MHP, Lewes, DE

Ready for immediate* occupancy! Spacious 2016 doublewide has new wide-plank, luxury vinyl plank flooring & has been freshly painted throughout. Covered 6' x 14' front porch. Eat-in kitchen has space for a large dining room table. The kitchen appliances include a fridge with ice maker, dishwasher, smooth-top electric range, and a built-in microwave. The laundry room is just off of the kitchen, and it has a door to the side yard. Full-size, side-by-side washer and dryer. The living room has windows on two walls for lots of natural light. The main bedroom is en Suite. That bath has a single-sink vanity, a linen cabinet, and a step-in shower with seats. The other two nicely-sized bedrooms share the second full bath in the hall. That bath has a tub/shower. Storage shed for your bikes, beach gear, and fishing equipment. This home is just around the corner from the community pool and playground. You're just 5 miles to the Lewes public beach, with the Cape Henlopen State Park beaches a little farther away. And the Rehoboth Beach boardwalk is approx. 10 miles away. Whispering Pines also has access to the State Park's hiking/biking trail so you can travel to downtown, historic Lewes and its beaches without having to get in a car! Whispering Pines rules allow two (2) pets, but no fences. Current leasehold interest is approx. \$888.02/mt. (renews again July 1, 2026, with any increase capped as per 25 Del. C. Sec. 7050-7054). Lot rent includes trash/recycle,



seasonal lawn service, and pool membership. Homeowner pays electric, water, sewer, and cable/Internet. Equity LifeStyle Properties, Inc., the community owner, requires an Application from the Buyer, with acceptance based on the following criteria: 1.)income verification, 2.)credit bureau score, plus evaluation of debt-to-income ratio, and 3.)criminal background check. (Note: Family & friends may always visit, but rentals are NOT permitted in this community.) Financing may be available to qualified borrowers from only a few Lenders that specialize in installment/chattel loans for manufactured homes on leased land. Closing costs will include a Delaware real estate transfer tax (3.75% DMV Doc Fee) & a Settlement Agent fee.

Built in 2016

Essential Information

MLS® #	DESU2098990
Price	\$139,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,260
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Manufactured
Style	Other, Double Wide
Status	Active

Community Information

Address	31646 Janice Rd #c-29
Area	Lewes Rehoboth Hundred (31009)
Subdivision	WHISPERING PINE MHP
City	Lewes

County	SUSSEX-DE
State	DE
Zip Code	19958

Amenities

Amenities	Bathroom - Walk-In Shower, Tub Shower, CeilingFan(s), Crown Molding, Master Bath(s), Recessed Lighting, Shades/Blinds
Parking	Concrete Driveway
Has Pool	Yes
HOA Amenities	Basketball Courts, Common Grounds, Pool-Outdoor, Swimming Pool, Tot Lots/Plygrd, Other, Picnic Area

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Dryer - Electric, Microwave, Oven/Range-Electric, Refrigerator, Washer, Water Heater
Heating	Forced Air
Cooling	Ceiling Fan(s), Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Porch(es)
Lot Description	Cleared
Windows	Double Pane, Insulated
Roof	Shingle
Foundation	Crawl Space, Pillar/Post/Pier
Other Structures	Shed

School Information

District	CAPE HENLOPEN
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Additional Information

Date Listed	October 20th, 2025
Days on Market	6
Zoning	TP

Listing Details

Listing Office	SEA BOVA ASSOCIATES INC.
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Listing information last updated on October 25th, 2025 at 2:30pm EDT