

# MOVE-IN READY HOME!



4 BEDROOMS • 3 BATHS • 3,271 SQ. FT. • 2-STORY

**Welcome to The Whatley Beach**, now available in the desirable **Cattail Creek community in Frederica, Delaware**. This thoughtfully designed **3,271 sq. ft. move-in-ready home** offers both space and style for today's lifestyle.

The exterior features a **side-entry three-car garage with a 2-foot extension**, providing added storage and curb appeal. Inside, you'll find a **formal dining room** and a **dedicated home office**, perfect for entertaining and working from home.

The heart of the home is the **gourmet kitchen**, which opens seamlessly to the Breakfast area and a **morning room** with expanded living space thanks to a **4-foot extension**. Step outside to the **deck**, ideal for relaxing or hosting guests.

The **private owner's suite** is a true retreat, featuring a **tray ceiling and cozy fireplace**. The spa-inspired owner's bath includes a **5-foot tiled shower** and a **stand-alone soaking tub**.



Upstairs, an **open loft area** provides flexible living space, accompanied by **two additional bedrooms** and a **shared full bath** – perfect for family or guests.

This exceptional home combines comfort, functionality, and elegant design in a beautiful community just 1 mile from Rt. 1.