Ingrams Point

24467 Timber Branch, Millsboro, DE 19966



From Route 113 (in Millsboro): Turn onto Route 24 West and follow for 2.3 miles. Turn right onto Phillips Hill Road, then make an immediate right onto Revel Road. Continue as Revel Road becomes Lakeview Road. The community is just under a mile ahead on your right (Ingrams Drive).

Come Live with Nature at Ingrams Point.

Tucked into the peaceful countryside just outside of Millsboro, Ingrams Point offers a rare combination of space, serenity, and natural beauty. With oversized, wooded homesites—most ranging from 1/2 to 3/4 acre—this community is ideal for those seeking a quiet escape without sacrificing convenience. Every homesite is thoughtfully positioned to take full advantage of the surroundings, with many backing to preserved woodlands, open space, or gentle streams. Homes in this community will feature side-entry garages, contributing to the clean, spacious feel of each property.

This picturesque neighborhood is centered around the outdoors, with over 26 acres of preserved open space and miles of nature trails that wind through mature forests and along winding streams. A private, wooded island nestled within the wetlands offers a one-of-a-kind natural retreat, and the community's open space provides a peaceful setting to relax or enjoy a quiet picnic surrounded by nature. Residents also enjoy access to Ingrams Pond—a freshwater state pond perfect for quiet recreation and connecting with the outdoors.

Despite its high-end feel, Ingrams Point was thoughtfully designed with everyday living in mind. The community's extensive natural amenities are maintained with remarkably low fees, giving homeowners all the beauty of a premium neighborhood without added burden. Located just minutes from downtown Millsboro and a short drive to Delaware's top beach destinations, Ingrams Point offers the perfect blend of wooded privacy, coastal convenience, and long-term value.

sales@insightde.com
302-956-9337

Exclusive Included Features at Ingrams Point:

- Durable fiber cement siding
- Sod for front and side yard
- Irrigation for front and side yard
- Energy efficient 16 SEER HVAC unit
- Poured concrete foundation with aesthetic finish
- Side-entry garage

Insight Homes
It's Just a Better House

EQUAL HOUSING OPPORTUNITY

Features, homes and pricing are subject to change without previous notice. Home designs are artist renderings and some homes offered may have design differences.
Prices good through 11/15/2026

www.itsjustabetterhouse.com

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Whatley
$549,900 ~~$606,100~~
1,979 - 3,590 Sq. Ft.
3 - 6 BR | 2 - 4 BA | 1 or 2 STORY



Cartwright
$562,900
1,821 - 3,817 Sq. Ft.
3 - 5 BR | 2 - 3.5 BA | 1 or 2 STORY



Jerry
$637,100
2,140 - 3,401 Sq. Ft.
3 - 6 BR | 2 - 3.5 BA | 1 or 2 STORY



Frank
$637,100
2,572 - 3,010 Sq. Ft.
4 - 5 BR | 3 BA | 2 STORY



Nelson
$658,300
2,405 - 3,941 Sq. Ft.
3 - 5 BR | 2 - 3.5 BA | 1 or 2 STORY



Reston
$668,300
2,484 - 3,266 Sq. Ft.
3 - 6 BR | 2.5 - 3.5 BA | 2 STORY



Peterman II
$720,300
3,145 - 3,735 Sq. Ft.
4 - 6 BR | 3 - 4 BA | 2 STORY



Kramer
$729,900 ~~$799,900~~
3,167 - 4,277 Sq. Ft.
3 - 6 BR | 2.5 - 4 BA | 2 STORY



SW3555L (C Elevation)
$1,379,000
3,555 Sq. Ft.
4 - 6 BR | 4.5 BA | 1 STORY



SW3555L (B Elevation)
$1,379,000
3,555 Sq. Ft.
4 - 6 BR | 4.5 BA | 1 STORY



SW3555L (A Elevation)
$1,379,000
3,555 Sq. Ft.
4 - 6 BR | 4.5 BA | 1 STORY

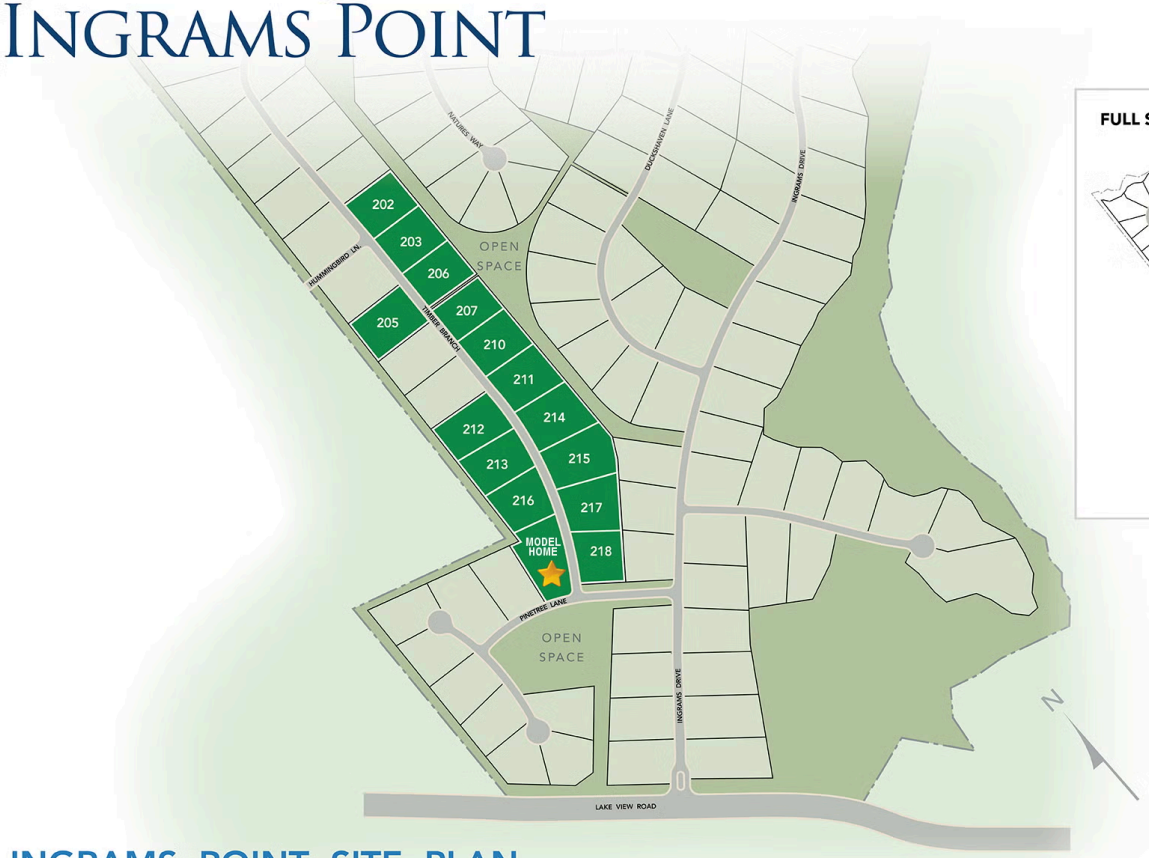
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INGRAMS POINT





INGRAMS POINT SITE PLAN

All site plans, community maps and computer generated or enhanced depictions shown are conceptual in nature, which may not accurately represent the actual condition of the item(s) being represented and are subject to change without notice. All buying decisions should be based on visiting and viewing the physical homesite.