



**108 Sunray  
 Del Haven, NJ 08251**

**Asking \$625,000.00**



**COMMENTS**

Here's your chance to own New Construction one block to Sunray Beach. The perfect spot to enjoy the incredible sunsets over the Delaware Bay and to beachcomb with your loved ones and pups. The bay has a gentle slope great for paddle boarding, kayaking, swimming for little ones. This is the southernmost of all of Middle Township's Beaches. Conveniently located, just a short ride to Cape May and the Wildwoods where you'll find great restaurants, shopping & entertainment. Then come home to this tranquil and secluded spot. This quality built modular will feature 3 bedrooms and 2 full baths. It will have 1265 sq ft. The kitchen will have white Shaker cabinets, white granite countertops and stainless-steel appliances. It will feature economical natural gas heat, a tankless hot water heater, and central A/C. The exterior will be granite grey vinyl clapboards with black shutters. Plus, it comes with a new home warranty. Move in for summer 2024! (\*Photos are of a similar house built in 2023) This neighborhood abuts Cape May County Park South. Park South - Fishing Creek Wildlife Preserve The Fishing Creek Wildlife Preserve is the largest of the county's three parks, consisting of more than 1,700 acres. Most of the Park is wetlands, providing habitat to diverse plant & animal life located in the Delaware Bay Estuary. The developed portion of the Park consists of approximately 10 acres, which include a soccer field, two basketball courts, barbecue grills, picnic pavilion, restroom facility and a playground. All amenities are free for personal use with a first come-first served structure for the athletic fields, courts and pavilion. Use of the amenities for organized events must be scheduled through the Park office. Enjoy a leisurely stroll on the beach with over 700 feet of Park South beach. See attached photos of the beach. Park map included in Associated

Ask for Marianne Johnson



**PROPERTY DETAILS**  
 3160 Asbury Avenue, Ocean City  
 Appliances Included Heating  
 Refrigerator 609-399-0076 Gas Natural  
 Dishwasher 609-399-0076  
 Email to: maj@bergerrealty.com  
 Smoke/Fire Detector  
 Stove Natural Gas  
 Stainless steel  
 appliance



|              |        |        |
|--------------|--------|--------|
| HotWater     | Water  | Sewer  |
| Gas- Natural | Public | Public |
| On Demand    |        |        |