



**200 Sunray Beach  
Del Haven, NJ 08251**

**Asking \$589,000.00**



**COMMENTS**

Your Bay home lifestyle begins here—schedule your private tour today! Whether you're drawn by the lure of world-class sunsets, daily beach walks, or casting a fishing line in the surf, this move-in ready home is just steps from the Delaware Bay shoreline. Featuring four spacious bedrooms and two full baths, this inviting property offers the perfect blend of comfort, functionality, and coastal charm. The welcoming living room is anchored by a gas fireplace with a handsome brick hearth—ideal for cozy evenings. The updated kitchen boasts stainless steel appliances with a dual oven, quartz countertops, pantry area, and a seamless flow into a generous great room with a second gas fireplace and sliders to a backyard paradise. This home has a separate formal dining room— simply perfect for holidays and entertaining. The first floor also has a guest bedroom and full bath. Upstairs, the primary bedroom offers convenient access to a private deck with amazing sunset views and access to a second-floor laundry area. Throughout the home, you'll find fresh paint, a new roof, updated furnace (2025) and thoughtful touches that make moving in effortless. The additional bedrooms have ample closet space and a walk-in storage area. Step outside and you'll find your own private retreat: a fully fenced yard with plenty of room for a garden, you'll love the hot tub, gazebo, an outdoor shower— simply perfect after a beach day! Whether you're looking for a full-time residence, a summer getaway, or a future retirement haven, this coastal gem delivers on all fronts—with proximity to the island beaches, golf, tennis, shopping, and entertainment.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Garage	Living Room
	Porch	1 Car	Eat-In-Kitchen
	Fenced Yard	Attached	Dining Area
	Storage Building	Auto Door Opener	Pantry
	Cable TV	Stone Driveway	Laundry/Utility Room
	Outside Shower		Great Room
	Whirlpool/Spa		Storage Attic
	See Remarks		See Remarks
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Fireplace- Gas	Range	Shades	Crawl Space
Wood Flooring	Oven	Blinds	
Smoke/Fire Alarm	Microwave Oven		
Storage	Refrigerator		
Tile Flooring	Washer		

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Vinyl Flooring  
Mini Split

Dryer  
Dishwasher  
Smoke/Fire Detector  
Stove Electric

Heating  
Gas Propane  
Electric  
Baseboard  
Forced Air  
Split

Cooling  
Central Air Condition  
Ceiling Fan  
Wall Air Conditioning  
Split

HotWater  
Propane

Water  
City

Sewer  
City



Ask for Tom Melchionni  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [tom@bergerrealty.com](mailto:tom@bergerrealty.com)

