

\$99,900 - Lot 7a Mourning Dove Way, Delmar

MLS® #MDWC2012958

\$99,900

0 Bedroom, 0.00 Bathroom,
Land on 2.34 Acres

N/A, Delmar, MD

LOTS 1-4 ARE SOLD!! Lot 7a Sunset Refuge 1.19 Acres - Delmar's newest and most incredible housing subdivision! 9 estate sized lots on 30 Acres! Want acreage and a picturesque country setting but want to be close to everything, be in the Delmar School District, AND pretty close to the Beach? Want to see sunsets you never imagined were here in Delmar? Hard to believe, but you found it!! Delmar's best large homesites ever available! Never offered before and nothing like it has been available in Delmar ever! These estate sized home lots range from 0.68-6.32 Acres and are served by public water & sewer, so no hassles of septs and wells. The site is a total of 30 Acres of Natural Beauty, surrounded by trees. While many country lots may sit near poultry houses and undesirable visuals, Sunset Refuge is exactly the opposite! It's a getaway from everything, a slice of serenity, like living on a nature preserve. Absolutely beautiful natural setting with a variety of ponds, elevated berms creating scenic vistas, wooded seclusion, natural grasses, open spaces, and best of all there are phenomenal Sunsets here nightly! Plus it's walking distance to the new Oaked 54 Whiskey & Wine Bar Restaurant that just opened! This very unique opportunity truly provides the best of two worlds. You get stunning country style lots with privacy, plenty of space, and NO HOA, but you are nestled behind the Heron Ponds community, so there will be plenty of friends and neighbors close by for get-togethers.



Access to the community is through Heron ponds so you also enjoy the benefits of sidewalks, streetlights and great places to walk and ride bikes nearby on the streets of Heron Ponds. Yes, you read that right...NO HOA!

This is a separate subdivision, which was previously approved for 90 homesites, but will be offered now as 9 premium estates.

LOCATION, LOCATION, LOCATION!! This is prime time close to everything AND is in the AWARD WINNING DELMAR SCHOOL

DISTRICT! Enjoy the freedoms that come with a rural setting, but the connections of friends and convenience at your fingertips! (**Lot 1:

SOLD!!! 5.53 Acres) (**Lot 2: SOLD 0.60

Acres) (**Lot 3: 6.40 Acres, SOLD) (**Lot 4:

4.04 Acres SOLD) (**Lot 5: 1.88 Acres, partly wooded, partly clear, access off Bobwhite Dr.)

(**Lot 6A: 2.58 Acres, partly wooded / partly clear, access off Mourning Dove Way) (**Lot

7A: 1.19 Acres, mostly wooded, access off

Mourning Dove Way) (**Lot 8A: 5.23 Acres,

large private pond, mostly wooded with clearings around the pond, access off Song Sparrow Cir.) (**Lot 9: 2.63 Acres, wooded,

access off Song Sparrow Cir.) HOME / LOT PACKAGES MAY ALSO BE MADE

AVAILABLE SOON! SO STAY TUNED OR

REACH OUT TODAY! Agent related to seller. Seller is a licensed Agent. Impact/tie in fees to

the town of Delmar are currently \$11,000. There are only a handful of these lots

available, so don't hesitate and let someone else live your dream! Photos show all lots, see labels. Lots 6A, 7A, 8A, and 9A have some Forest Conservation area.

Essential Information

MLS® # MDWC2012958

Price \$99,900

Bathrooms 0.00

Acres	2.34
Type	Land
Sub-Type	Land
Status	Active

Community Information

Address	Lot 7a Mourning Dove Way
Area	Wicomico Northeast (23-02)
Subdivision	N/A
City	Delmar
County	WICOMICO-MD
State	MD
Zip Code	21875

Amenities

View	Trees/Woods, Scenic Vista
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Exterior

Lot Description	Trees/Wooded
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School Information

District	WICOMICO COUNTY PUBLIC SCHOOLS
Elementary	DELMAR
Middle	DELMAR

Additional Information

Date Listed	June 10th, 2024
Days on Market	444
Zoning	R-2

Listing Details

Listing Office	Coldwell Banker Realty
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Listing information last updated on October 30th, 2025 at 11:30pm EDT