

# Sunset Harbour at Bethany Beach

31427 Erie Avenue, Ocean View, DE 19970



Water view living with deeded boat ramp access.

Now selling...

a one-of-a-kind water view homesite near Bethany Beach. With direct access to the Assawoman Canal, it is the perfect location for kayaking or boating to popular restaurants and activities in Fenwick Island, DE and Ocean City, MD.

Visit Sunset Harbour today and learn more about building your new home near the beach.

**From North:** Follow Route 1 South, turn right onto Fred Hudson Rd, drive 1.3 miles to the community entrance.

**From South:** Follow Route 1 North, turn left onto Fred Hudson Rd, drive 1.3 miles to the community entrance.

**From West:** Follow Route 26 East, turn left onto Rd 357/Central Ave, drive 0.9 miles to the community entrance.



[sales@insightde.com](mailto:sales@insightde.com)  
302-956-9337



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 5/18/2024

[www.itsjustabetterhouse.com](http://www.itsjustabetterhouse.com)



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## Peterman II Coastal

**\$799,900**

3,122 - 3,735 Sq. Ft.

4 - 6 BR | 3 - 4 BA | 2 STORY



## Kramer Coastal

**\$879,900**

3,167 - 4,277 Sq. Ft.

3 - 6 BR | 2.5 - 4 BA | 2 STORY

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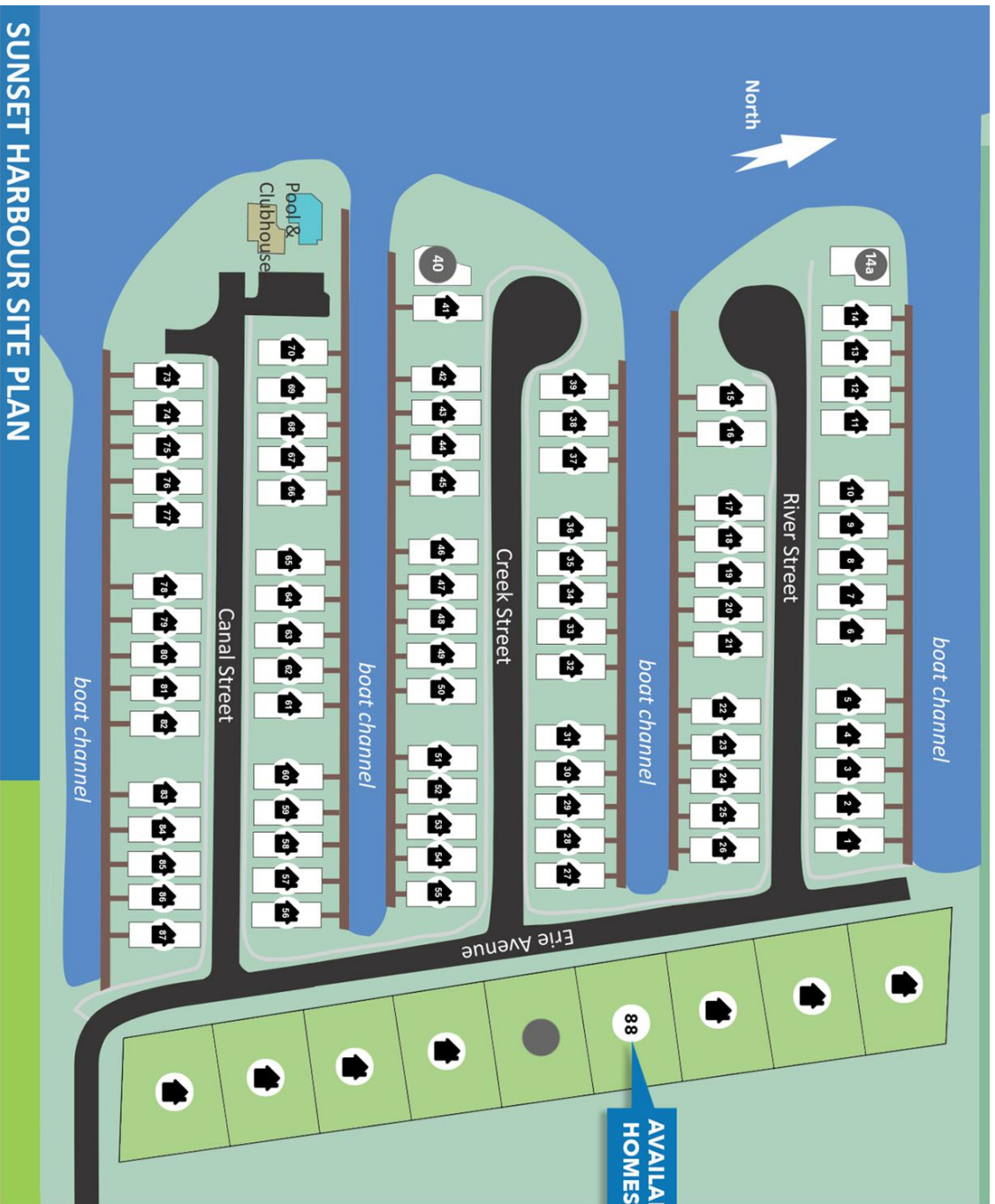


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SUNSET HARBOUR SITE PLAN



AVAILABLE  
HOMESITE

31427 Erie Avenue  
Ocean View, DE 19970

LEGEND

○ Available Lots

● Not Available

● Solid Lots

🏠 Existing / Completed Home

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.