

\$159,000 - 37269 Sugar Hill Way #39944, Selbyville

MLS® #DESU2098622

\$159,000

2 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 0.00 Acres

SHADY PARK, Selbyville, DE

Welcome to 37269 Sugar Hill Way – Your Coastal Retreat in Shady Park, Selbyville, DE. Live the coastal lifestyle just 2 short miles from the sandy beaches of Ocean City and Fenwick Island! Nestled in the desirable Shady Park community, this lovingly cared-for 2-bedroom, 2-bath home offers the perfect blend of comfort, charm, and convenience. Situated on a corner lot, the property provides plenty of yard space, a storage shed, and an inviting outdoor deck accessible from both the kitchen and sunroom—ideal for entertaining guests or enjoying peaceful mornings with coffee in the coastal breeze. Step inside to find a bright and cheerful sunroom that welcomes you with natural light. The home’s interior has been updated with new laminate flooring and fresh paint throughout, offering a move-in-ready feel. The spacious living room flows seamlessly into a large eat-in kitchen, perfect for gathering with friends and family. Designed for privacy, the home features two cozy bedrooms and two full bathrooms located on opposite ends—ideal for family or guests. A full-size washer and dryer add to the comfort and functionality of this easy-living home. Priced to sell, this home offers an excellent opportunity for year-round living or a seasonal beach getaway. The low ground rent is expected to transfer to the new buyer pending Park Approval of the new lease, adding even more value. The Shady Park community offers a kayak launch and storage area, boat launch to open water for a minimal yearly fee.



Also a well-maintained picnic area near the water, and a tot lot playground for kids. Whether you’re looking for a full-time home, a vacation retreat, or an investment property, 37269 Sugar Hill Way delivers comfort, convenience, and the laid-back coastal lifestyle you’ve been dreaming of. Don’t miss this opportunity—schedule your private showing today and experience life by the beach in beautiful Shady Park!

Built in 1989

Essential Information

MLS® #	DESU2098622
Price	\$159,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.00
Year Built	1989
Type	Residential
Sub-Type	Manufactured
Style	Other, Pre-Fabricated
Status	Active

Community Information

Address	37269 Sugar Hill Way #39944
Area	Baltimore Hundred (31001)
Subdivision	SHADY PARK
City	Selbyville
County	SUSSEX-DE
State	DE
Zip Code	19975

Amenities

Amenities	CeilingFan(s), Entry Lvl BR, Master Bath(s), Shades/Blinds
Utilities	Natural Gas Available, Electric Available, Cable TV Available

View Street

Interior

Interior Features Floor Plan-Open, Flat
Appliances Cooktop, Dishwasher, Dryer - Electric, Microwave, Oven-Wall, Oven/Range-Electric, Refrigerator, Washer, Water Heater
Heating Forced Air
Cooling Ceiling Fan(s), Central A/C
of Stories 1
Stories 1 Story

Exterior

Exterior Vinyl Siding
Exterior Features Exterior Lighting, Outbuilding Apartment, Street Lights, Deck(s), Flood Lights
Lot Description Cleared, Corner Lot, Front Yard, Open
Roof Architectural Shingle
Foundation Crawl Space
Other Structures Storage Barn/Shed

School Information

District INDIAN RIVER

Additional Information

Date Listed October 13th, 2025
Days on Market 17
Zoning MHP

Listing Details

Listing Office Coastal Life Realty Group LLC



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Listing information last updated on October 29th, 2025 at 9:15pm EDT