

**11 Delaware**  
**Del Haven, NJ 08251**

**Asking \$2,499,999.00**



**COMMENTS**

Have you ever imagined the idea of residing alongside majestic eagles? Welcome to your exclusive hideaway at Eagle Point, known as Norbury Landing and you can own most of the street, now that is private. If you've been in pursuit of seclusion and unbounded panoramic views, your search concludes right here. This serene paradise bestows upon you the privilege of daily front-row seats to the awe-inspiring sunsets over the Delaware Bay, with breathtaking vistas visible from every room and have a bonus acre of privacy. Nestled on a sprawling 2 plus acres of land, this property is enveloped by the splendors of nature in every direction, offering a complete oasis at your doorstep. Whether it's the beach, the skyline, the array of bird species, or the tranquil marshes, this sanctuary delivers it all. Notably, this single-family residence not only boasts bayfront views but also provides sweeping northward perspectives along the beach and the bay, visible from the decks, kitchen, living room, and bedrooms. This generously-sized residence has undergone extensive renovations. Upon entering the expansive foyer, you're warmly embraced by the primary living area, which includes a formal dining room, an eat-in kitchen, a powder room, a living room, the master suite, a bunk bedroom, and a third bedroom. On the second floor, you'll discover three spacious bedrooms, one of which serves as an ensuite (second master), spacious enough to comfortably accommodate two queen beds. Additionally, there's a full bathroom in the hallway and a laundry room. The basement level is equipped with a fully equipped kitchen, a cozy living room with a fireplace, a bar area, new LED lighting, a full bathroom, and an office. You'll find an attached one-car garage with a new door and a detached two-car garage. This home has been meticulously restored, with notable upgrades such as a brand-new HVAC system installed in December 2022. The master bath has been completely remodeled, now featuring a roll-in shower, a double vanity, a private toilet, and ceramic tile. All bathrooms have been tastefully updated. A new roof, LP smart siding, windows, skylights, and doors have been installed. Inside, you'll notice new flooring, wood trim, a custom staircase, ceilings, appliances (including a beverage center and double oven), cabinetry, electrical work, lighting, and power flush toilets. The exterior has seen improvements as well, with new decking, steel railings, fresh paint, new landscaping, external stonework, steps, an outdoor shower, a built-in firepit, and more. Importantly, there's a bulkhead in place, fortified by substantial jetty rocks. Currently, this property is configured for weekly vacation rentals, and during the off-season, most weekends are already booked, accommodating up to 16 guests. Whether you're in search of a private retreat or an income-generating investment, this location is genuinely exceptional.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stucco	Patio	Garage	Living Room

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



Other	Deck Bulkhead Cable TV Outside Shower	1 Car 2 Car Attached Detached Auto Door Opener Stone Driveway 4 car parking	Dining Room Kitchen Den/TV Room Recreation/Family Dining Area Laundry/Utility Room Storage Attic 1st Floor Primary Bedroom
InteriorFeatures Wood Flooring Skylight Storage Walk in Closet Fireplace- Wood Laminate Flooring Tile Flooring	AppliancesIncluded Range Self-Clean Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Stove Electric Wine Cooler	AlsoIncluded Partial Furniture Window Treatments	Basement Finished Outside Entrance Inside Entrance
Heating Gas Natural Forced Air	Cooling Central Air Condition Ceiling Fan	HotWater Gas- Natural	Water City
Sewer City			



Ask for Phillip Bellucci  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: pjb@bergerrealty.com

