

\$209,900 - Lot 8a Song Sparrow Cir, Delmar

MLS® #MDWC2012962

\$209,900

0 Bedroom, 0.00 Bathroom,
Land on 4.60 Acres

N/A, Delmar, MD

LOTS 1-4 ARE SOLD! Lot 8 Sunset Refuge
5.23 Acres with Large Private Pond - 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 septic
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® #	MDWC2012962
Price	\$209,900
Bathrooms	0.00

Acres	4.60
Type	Land
Sub-Type	Land
Status	Active

Community Information

Address	Lot 8a Song Sparrow Cir
Area	Wicomico Northeast (23-02)
Subdivision	N/A
City	Delmar
County	WICOMICO-MD
State	MD
Zip Code	21875

Amenities

View	Trees/Woods, Pond
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Exterior

Lot Description	Private, Trees/Wooded, Pond
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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	506
Zoning	R-2

Listing Details

Listing Office	Coldwell Banker Realty
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Listing information last updated on October 28th, 2025 at 12:46pm EDT