

\$825,000 - 301 S Heron Gull Ct, Ocean City

MLS® #MDWO2032390

\$825,000

0 Bedroom, 0.00 Bathroom,
Land on 0.17 Acres

HERON HARBOUR, Ocean City, MD

Live Here! Play Here! Build Your Dream Home in Heron Harbour Isle! Discover one of the most sought-after communities in Ocean City — Heron Harbour Isle. This premium homesite offers the perfect opportunity to build your dream home with southern exposure, canal and bay views, and stunning sunsets right from your backyard. Take a moment to walk the lot — it's generously sized (7470 sq ft) and bulkheaded, making it ideal for accommodating a large custom home with 60 ft of water frontage. With direct water access, you'll enjoy the convenience of having your water toys just steps from your door. Heron Harbour Isle is an amenity-rich community featuring a recreation clubhouse, an indoor year-round pool, a family pool, a lap pool, and a kiddie pool. Residents also enjoy tennis courts, a fully equipped fitness center, a relaxing sauna, and scenic walking paths throughout the neighborhood. Whether you're seeking a peaceful coastal retreat or an active lifestyle by the water, Heron Harbour Isle offers the best of both worlds. Don't miss this rare opportunity to own a piece of paradise in Ocean City. Current owners have approval from the U.S Corp of Engineers and MD Dept of Environment was also received to construct a 5' X 40' parallel pier, a new 4' X 12' pier. 1 boat lift and 2 PWC lifts with associated pilings, maximum channel ward distance of 17'. No HOA for the homes just the recreation clubhouse which the initial 5,000 has been



paid by the sellers.

Essential Information

MLS® #	MDWO2032390
Price	\$825,000
Bathrooms	0.00
Acres	0.17
Type	Land
Sub-Type	Land
Status	Pending

Community Information

Address	301 S Heron Gull Ct
Area	Bayside Waterfront (84)
Subdivision	HERON HARBOUR
City	Ocean City
County	WORCESTER-MD
State	MD
Municipality	Ocean City
Zip Code	21842

Amenities

Utilities	Natural Gas Available, Sewer Available, Water Available
View	Bay, Canal
Is Waterfront	Yes
Waterfront	Canal
HOA Amenities	Club House, Common Grounds, Fitness Center, Library, Meeting Room, Pool-Indoor, Pool-Outdoor, Tennis Courts, Sauna

Exterior

Lot Description	Bulkheaded
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School Information

District	WORCESTER COUNTY PUBLIC SCHOOLS
Elementary	OCEAN CITY
Middle	STEPHEN DECATUR
High	STEPHEN DECATUR

Additional Information

Date Listed	August 5th, 2025
Days on Market	70
Zoning	R-2

Listing Details

Listing Office	Coldwell Banker Realty
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