

\$8,495,000 - 40220 Sugar Hill Rd, Bethany Beach

MLS® #DESU2097952

\$8,495,000

6 Bedroom, 3.50 Bathroom, 4,200 sqft
Residential on 0.25 Acres

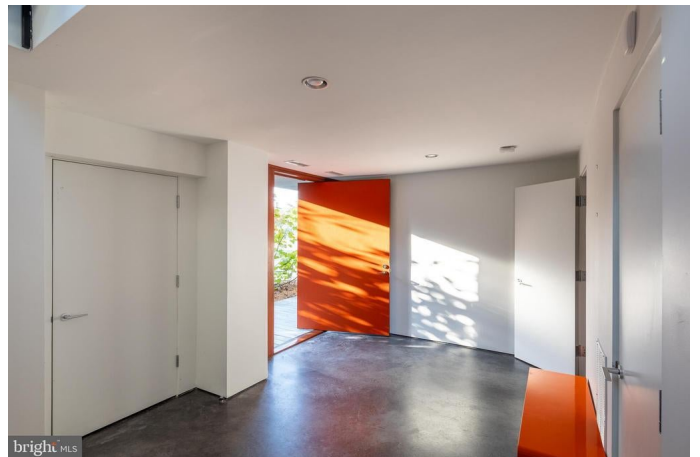
SEA DEL ESTATES, Bethany Beach, DE

Introducing a modern architectural marvel, nestled within serene North Bethany Beach dunes, masterfully designed by the acclaimed architect Robert Gurney, FAIA. This residence effortlessly blends innovative design with the natural beauty of its surroundings. The property boasts six bedrooms plus a den, three full bathrooms, and a half bathroom, offering ample space for contemporary beachfront living.

The minimalist aesthetic of the home is both intentional and striking. The exterior features a harmonious blend of fiber cement board, stucco, and wood, while the interior is finished with reclaimed walnut flooring and crisp white painted millwork. The detailing throughout is meticulously executed, creating a sense of refined simplicity that perfectly complements the expansive views of the Atlantic Ocean.

The kitchen is a chef's dream, outfitted with flat panel white cabinets and state-of-the-art Miele appliances, including a built-in coffee machine for your morning brew. The fixtures throughout the home are of the highest quality, featuring Hans Grohe and Graff Designs, ensuring every touchpoint is a luxurious experience.

Designed to hover gracefully above the dunes, the home offers unobstructed views of the Atlantic, allowing you to fully immerse yourself in the tranquil surroundings. Wood slats on the south side and lower levels invite gentle sea



breezes into the home, while the innovative design of the west-facing stairwell allows light to filter through without overwhelming the space with harsh sunlight. The home was constructed using twenty-two existing pilings with the addition of eight new, in order to expand the building envelope all while maintaining the DNREC requirements. A marvel which cannot be constructed by today's standards and regulations.

This property is more than just a home; it's a sensory experience where the seamless interaction between indoor and outdoor living takes center stage. A rare opportunity to own a residence that is as much a work of art as it is a sanctuary, offering unparalleled ocean views, sophisticated design, and a deep connection to the natural environment.

Built in 2014

Essential Information

MLS® #	DESU2097952
Price	\$8,495,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,200
Acres	0.25
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Contemporary, Mid-Century Modern
Status	Active

Community Information

Address	40220 Sugar Hill Rd
Area	Baltimore Hundred (31001)

Subdivision	SEA DEL ESTATES
City	Bethany Beach
County	SUSSEX-DE
State	DE
Zip Code	19930

Amenities

View	Ocean
Is Waterfront	Yes
Waterfront	Ocean
HOA Amenities	Common Grounds, Gated Community, Jog/walk Path, Tennis Courts, Tot Lots/Plygrd, Water / Lake Priv

Interior

Heating	Zoned
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Foundation	Pilings, Other
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School Information

District	INDIAN RIVER
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Additional Information

Date Listed	October 1st, 2025
Days on Market	46
Zoning	R

Listing Details

Listing Office	Monument Sotheby's International Realty
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Listing information last updated on November 15th, 2025 at 7:30pm EST