

**3700 Boardwalk  
Sea Isle City, NJ 08243**

**Asking \$824,900.00**



**COMMENTS**

Welcome to "The Spinnaker" condominium building, one of Sea Isle City's most popular beach front locations! Unique opportunity to own a highly desired, second floor, South Tower, 2 bedroom, 2 bath condo that is not only conveniently located on the pool floor, but also offers an oversized balcony that is exclusive to the units on this level. Lovingly maintained and longtime owned since 1977, this unit has been a second home and investment with excellent rental history! There is currently over \$30K in rentals booked for 2024. Condo offers an inviting and cozy interior with ocean views that can be enjoyed from the kitchen, living, dining and master bedroom. Warm hardwood flooring is featured in the living and dining area. The oversized, balcony is the perfect outdoor retreat for friends and family to gather and appreciate the beautiful scenery of the Sea Isle City beach. Master bedroom is oceanside and has a private bathroom, walk-in closet and ocean views. Guest bedroom also has a walk-in closet and is located on the West side of the condo to offer privacy with another full bathroom right across the hall. Want to enjoy a day at the pool? Simply stroll down the hall to the rooftop pool that also overlooks the beach and is easily accessible on your floor. South Tower roof was replaced in 2022. The Spinnaker offers amenities that are not easily found in Sea Isle City including a rooftop pool on the 2nd floor and private pickleball/tennis courts. On-site property management all year round, a strong association, and 100% commitment to building maintenance makes this home a perfect getaway as well as a strong investment. Exterior amenities include multiple access points to the building as well as elevators including ground level access from the garage and outside shower areas in the garage. Unit comes with one assigned parking spot outside of the garage #168. Unit is being sold furnished. 2024 rental schedule, inventory and additional condo information can be found in the associated documents. Call to schedule an appointment!

**PROPERTY DETAILS**

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Walk-In/Cedar Closet	1 Car	Living Room	Oven
Hardwood Floors	Assigned Parking	Dining Room	Microwave Oven
Tile Floors		Kitchen	Refrigerator
			Washer
			Dryer
			Dishwasher
			Smoke/Fire Detector
Also Included	Heating	Cooling	Hot Water
Curtains	Electric	Central Air	Electric
Blinds			

# Berger Realty

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Rugs  
Furniture  
Partial Furniture

Water  
City

Sewer  
City

