



**223 40th**  
**Sea Isle City, NJ 08243**

**Asking \$1,649,000.00**



## COMMENTS

This NEW CONSTRUCTION is completely finished and ready for the summer of 2024! No detail was missed and all the right upgrades are in place. Centrally positioned in a family friendly location just a short distance to the Beach, Bay, Promenade, JFK playground, basketball courts and all the shopping, nightlife and dining the center of town provides. Offering five or six bedrooms along with four and a half baths there is ample space for the whole family and all of their friends. On the first level you'll find the large Bonus Room with its own full bath and direct access to the backyard. This room could also be used as the sixth bedroom (one of three ensuite) if that better suits your growing family. The second level consists of four bedrooms, 1 ensuite with its own full bath including a tiled shower and large covered private deck. Three more bedrooms, a hall bath and laundry closet finish off this level. The third and main living level offers an open layout with high ceilings and plenty of room to entertain. The kitchen (with center island), dining and living areas flow out to the large mahogany covered third floor deck where you can enjoy the summer nights. The fifth bedroom with private full bath and a half bath completes the third level. This property also has a tremendous rental potential as similar units are booked at \$8500/week.

## PROPERTY DETAILS

	Unit Features	Parking	Other Rooms	Appliances Included
	Fireplace	Garage	Living Room	Range
	Kitchen Island	1 Car	Dining Room	Oven
		Attached	Kitchen	Self-Clean Oven
		Asphalt Driveway	Perf TV Room	Microwave Oven
		Ask for Debbie J. Berger	Eat In Kitchen	Refrigerator
<b>Berger Realty Inc.</b> 109 E 55th St., Ocean City Call: 609-399-4211 Email to: <a href="mailto:dej@bergerrealty.com">dej@bergerrealty.com</a>		Cooling Central Air Multi Zoned	Hot Water Gas	



Sewer  
City