



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
	Condo/Strata	Master Bedroom	Microwave Oven
	Asker: Karen J. Menley	Eat In Kitchen	Refrigerator
	Berger Realty Inc	Dining Area	Washer
	1330 Bay Avenue,		Dishwasher
	Ocean City		Stove
	Call: 609-391-1330		Freezer
	Email to: kjm@bergerrealty.com		Ice Maker
		Cooling	Hot Water
		Central Air	Gas
		Multi Zoned	



Sewer
 City