



226 44th
Sea Isle City, NJ 08243

Asking \$1,775,000.00



COMMENTS

This NEW CONSTRUCTION is READY FOR THE SUMMER OF 2024! Conveniently positioned in a family friendly location within walking distance to the Beach, Bay, Fish Alley, JFK playground, basketball courts and all the nightlife and dining the center of town provides this home and location will appeal to all ages. Offering five or six bedrooms along with four and a half baths there is ample space for the whole family and 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 en suite 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 covered third floor deck with views where you can enjoy the summer nights. The fifth bedroom with private full bath and a half bath complete the third level. If you're looking for simply an investment, there is tremendous rental potential with similar homes renting for \$8,500/\$9,000 per prime week. Don't let this opportunity pass you by!

PROPERTY DETAILS

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Fireplace	Garage	Living Room	Range
Kitchen Island	Attached	Dining Room	Oven
Hardwood Floors	Concrete Driveway	Kitchen	Self-Clean Oven
Wall To Wall Carpet		Eat In Kitchen	Microwave Oven
Cathedral Ceiling		Dining Area	Refrigerator
Foyer		Great Room	
Tile Floors		Storage Space	

Heating	Cooling	Hot Water
Gas Natural	Central Air	Gas

Sewer
City

