

**1288 Wilson**  
**Lower Township, NJ 08204**

**Asking \$2,350,000.00**



**COMMENTS**

WATERFRONT. PRIVATE BOAT DOCK. AMAZING SUNSET VIEWS. ELEVATOR. UPSIDE DOWN LIVING. MULTIPLE DECKS. LOCATION. Designed with both an active lifestyle and relaxation in mind, this 2.5 year old, 4 Bed/4.5 Bath waterfront townhome located on Spicers Creek will meet all your needs. Like new as it was enjoyed only seasonally by the owners and never rented. Enjoy your own private boat slip and hop on your boat, jet skis, kayaks, etc. from the convenience of your own patio and head out to the bay or ocean. Entertain with ease on your spacious covered dockside patio with travertine tile, Brazilian mahogany Ipe roof and a pass-through bar w/ granite countertop. A prime spot to grill, sit by a firepit or bask in the sun. Direct access to one of the two flex spaces - use it for storage or an indoor hang out space. Also on the ground floor is additional storage, outdoor shower, tiled foyer and a 2 car garage with epoxy floors perfect for cars and/or golf carts. The elevator with access to all 3 levels provides very easy transport for groceries, luggage or those challenged by stairs. Continue to the second floor to find the Primary bedroom with stunning water views, its own full bath, private covered Brazilian mahogany Ipe deck to enjoy your morning coffee or a quiet evening after a long sun-filled day. 3 additional bedrooms, 2 additional full baths and the laundry room with extra storage complete the second floor. The third level continues to impress with amazing water views, flexible floor plan and stylish features throughout. The kitchen boasts soft grey cabinetry, tile backsplash, quartz countertops, built-in range, Wolf & Sub-Zero appliances, and a center island for additional seating. The adjoining living/dining area with vaulted ceilings, gas fireplace and sliding glass doors leading to another Brazilian mahogany Ipe deck which provides plenty of room to gather and enjoy gorgeous sunset views. Opposite the kitchen is spacious walk-in pantry and a coffee/wine bar with custom cabinetry, sink and beverage fridge. A second flex space is currently used as a second living/tv room with a full bathroom but could transition to a 5th bedroom. All bathrooms designed with custom tile. Photos of lower outdoor patio and connecting inside room are virtually staged. Amazing location just minutes to Cape May Harbor or the Canal for access to the Ocean or Bay. Walk to the Lobster House, C-View, Wawa, Lucky Bones, or take a short bike ride to the beach. Fully furnished & ready to move in, you won't want to miss out on this chance to start living your waterfront dream.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Hardie Board	Patio	Garage	Living Room
	Deck	2 Car	Kitchen
	Enclosed/Covered	Attached	Recreation/Family
	Patio	Concrete Driveway	Eat-In-Kitchen
	Dock	4 car parking	Dining Area

# Berger Realty

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3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



	Outside Shower Boat Slips		Pantry Laundry/Utility Room Great Room
Interior Features Elevator Fireplace- Gas Wood Flooring Smoke/Fire Alarm Walk in Closet Tile Flooring Kitchen Island Beverage Refrigerator	Appliances Included Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Stove Natural Gas Wine Cooler Stainless steel appliance	Also Included Furniture See Remarks	Basement Outside Entrance
Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Condition Gas Multi Zoned	Hot Water Gas- Natural	Water Public
Sewer Public			



Ask for Leon Grisbaum  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to:

