

# Berger Realty

Since 1928



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



135 47th  
Sea Isle City, NJ 08243

Asking \$2,300,000.00



## COMMENTS

Spacious 7-Bedroom, 4.5-Bathroom Townhome with Incredible Income Potential! Welcome to this spacious and beautifully designed 7-bedroom, 4.5-bathroom townhome that comfortably sleeps up to 20 guests, a true gem offering approximately 2,850 square feet of spacious living space. Whether you're looking for a stunning second home residence or an investment opportunity, this property has it all. Featuring two expansive primary bedrooms, each with its own private bath, this townhome offers both comfort and privacy. The home's open layout ensures ample room for relaxation and entertaining, with two oversized covered decks perfect for enjoying the outdoors, open living room/dining area and kitchen. Enjoy endless hot water with the newer instant hot water heater, ensuring a comfortable shower experience for everyone, no matter how many guests are staying. The newer gas heater provides efficient and reliable warmth throughout the home. Home is being sold fully furnished. With a prime location and the ability to generate impressive rental income, this townhome is an ideal summer retreat. Summer rental leases typically range from \$85,000 to \$90,000, making it an outstanding investment opportunity. Don't miss the chance to own this incredible property – schedule a showing today and see everything it has to offer!

## PROPERTY DETAILS

Unit	Features	Parking	Garage	Other Rooms	Appliances Included
	Fireplace		Garage	Living Room	Range
	Hardwood Floors	3 Car	Concrete Driveway	Kitchen	Self-Clean Oven
				Dining Area	Microwave Oven
				Pantry	Refrigerator
				Storage Space	Washer
<p>Ask for Sara Varian Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: sev@bergerrealty.com</p>					
		Heating		Cooling	
		Gas Natural		Central Air	
		Forced Air		Multi Zoned	
		Multi-Zoned			



Water  
City

Sewer  
City