



**135 47th**  
**Sea Isle City, NJ 08243**


**Asking \$2,200,000.00**



## 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	Kitchen	Self-Clean Oven
	Concrete Driveway	Dining Area	Microwave Oven
	Ask for Yvonne Klemm		Refrigerator
	Berger Realty Inc.		Washer
	3160 Asbury Avenue, Ocean City		
	Call: 609-399-0076		
	Email to: <a href="mailto:ykm@bergerrealty.com">ykm@bergerrealty.com</a>		
Heating	Cooling		
Gas Natural	Central Air		
Forced Air	Multi Zoned		
Multi-Zoned			

Water  
City

Sewer  
City