



**9004 Landis**  
**Sea Isle City, NJ 08243**

**Asking \$3,499,000.00**



#### COMMENTS

Introducing an extraordinary custom single-family residence—an architectural gem that exemplifies luxury coastal living. Expertly crafted by James Berger of Advanced Custom Homes, this one-of-a-kind home is situated on a premium corner lot offering sweeping, unobstructed views of the Intracoastal Waterway and unforgettable sunset panoramas. From the front of the home, enjoy picturesque vistas of the Atlantic Ocean—an unmatched combination of beauty and serenity. Offered fully furnished with high-end designer furnishings and finishes, this turnkey property is ready for your immediate enjoyment. First Level Highlights: Enter through an inviting foyer into a spacious and thoughtfully designed family room featuring a custom barn door, beautifully detailed built-in bar, and a Samsung “Frame” television. A full bath is conveniently located on this level—perfect after a day at the beach. Step out onto the private rear deck for seamless indoor-outdoor living. Second Floor Sanctuary: The primary master suite is a true retreat, featuring a spa-inspired bathroom with a walk-in shower, dedicated vanity, make-up area, a generous walk-in closet, and a private rear deck with tranquil water views. This level also includes a full laundry room and two additional en-suite bedrooms, each with private baths and access to a shared front deck—ideal for reading or relaxing with a view. Top Floor Mezzanine: Designed for entertaining, the upper level offers a spacious living area that opens to a deck with breathtaking bay views, outdoor seating, and a bar. The dining area comfortably seats six, and the chef’s kitchen is a standout with upgraded cabinetry, a custom island with seating for three, and premium lighting. This floor also features two more bedrooms, a full bath, and a front deck with expansive views of the ocean. Additional Features: 4-Stop Elevator with dual-side automatic code-access doors, power hurricane shutters for peace of mind, Two-car garage plus ample storage in crawl space and under the rear deck, Superior 2x6 construction with 30-year GAF Timberline dimensional shingles and metal pent roof, Black Andersen 400 Series windows and James Hardie siding with Azek accents, Custom trim, shiplap, and batten board interior details, Carrier 96% efficient two-stage Infinity HVAC system with Wi-Fi touch-screen thermostats, Monitored security system with hardwired exterior cameras, Frameless glass shower enclosures and luxurious bathroom finishes, Tankless hot water heater and enhanced insulation with soundproofing between floors, Fisher & Paykel counter-depth refrigerator with water dispenser, Samsung “Frame” TVs (3 total), Custom closets, designer lighting, custom plantation shutters & roman shades, and paver accent driveways with low-clearance aprons, Outdoor shower with lighting. This home represents the pinnacle of coastal craftsmanship, combining elegant design, high-performance features, and unbeatable location. It's more than just a residence—it's a lifestyle.

#### PROPERTY DETAILS

| Exterior | OutsideFeatures | ParkingGarage | OtherRooms |
|----------|-----------------|---------------|------------|
|----------|-----------------|---------------|------------|

# Berger Realty

Since 1928



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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Hardie Board                                                                                                                                                                                                                                        | Deck<br>Porch<br>Cable TV<br>Sidewalks<br>Outside Shower<br>See Remarks                                                                                                     | Garage<br>2 Car<br>Attached<br>Auto Door Opener<br>Concrete Driveway              | Living Room<br>Kitchen<br>Den/TV Room<br>Recreation/Family<br>Dining Area<br>Laundry/Utility Room<br>See Remarks |
| InteriorFeatures<br>Bar<br>Cathedral Ceilings<br>Elevator<br>Fireplace- Gas<br>Wood Flooring<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Walk in Closet<br>Wall to Wall Carpet<br>Tile Flooring<br>Kitchen Island<br>Beverage Refrigerator | AppliancesIncluded<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Burglar Alarm<br>Smoke/Fire Detector<br>Wine Cooler | AlsoIncluded<br>Shades<br>Blinds<br>Furniture<br>See Remarks<br>Window Treatments | Basement<br>Crawl Space                                                                                          |
| Heating<br>Gas Natural<br>Multi-Zoned                                                                                                                                                                                                               | Cooling<br>Central Air Condition<br>Multi Zoned                                                                                                                             | HotWater<br>On Demand                                                             | Water<br>City                                                                                                    |
| Sewer<br>City                                                                                                                                                                                                                                       |                                                                                                                                                                             |                                                                                   |                                                                                                                  |



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