



9004 Landis
Sea Isle City, NJ 08243

Asking \$3,699,000.00



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, vinyl fencing, 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
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Berger Realty

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Hardie Board

Deck
Porch
Cable TV
Sidewalks
Outside Shower
See Remarks

Garage
2 Car
Attached
Auto Door Opener
Concrete Driveway

Living Room
Kitchen
Den/TV Room
Recreation/Family
Dining Area
Laundry/Utility Room
See Remarks

Interior Features
Bar
Cathedral Ceilings
Elevator
Fireplace- Gas
Wood Flooring
Security System
Smoke/Fire Alarm
Storage
Walk in Closet
Wall to Wall Carpet
Tile Flooring
Kitchen Island
Beverage Refrigerator

Appliances Included
Self-Clean Oven
Microwave Oven
Refrigerator
Washer
Dryer
Dishwasher
Disposal
Burglar Alarm
Smoke/Fire Detector
Wine Cooler

Also Included
Shades
Blinds
Furniture
See Remarks
Window Treatments

Basement
Crawl Space

Heating
Gas Natural
Multi-Zoned

Cooling
Central Air Condition
Multi Zoned

Hot Water
On Demand

Water
City

Sewer
City

