



**3700 Boardwalk  
Sea Isle City, NJ 08243**

**Asking \$834,900.00**



**COMMENTS**

Welcome to "The Spinnaker" condominium building, one of Sea Isle City's most popular beach front locations! Very spacious 2-bedroom, 2 full bathroom ocean front condo with over 1050 square feet of living space. Located on the 4th floor of the South Tower, this unit offers spectacular ocean views from your kitchen, living, dining, deck and ocean side Primary bedroom. The Spinnaker offers a great layout that allows privacy for your guests on the West side of the condo with a large guest room and full bathroom directly across the hall. Primary bedroom is ocean side with a beautifully updated full bathroom with custom tile shower and glass doors. Owner has meticulously maintained the unit with yearly updates including a new A/C & heater in 2022. Enjoy lounging outside on your covered, private balcony overlooking the ocean after a long, relaxing day at the beach. Spinnaker offers amenities that are not easily found in Sea Isle City including a rooftop pool on the 2nd floor and private pickleball/tennis courts. On-site property management all year round, a strong association, and 100% commitment to building maintenance makes this home a perfect getaway as well as a strong investment. Brand New Roof on the South Tower in 2022. Exterior amenities include multiple access points to the building as well as elevators including ground level access from the garage and outside shower areas in the garage. Unit comes with one assigned parking spot which is located outside the garage in spot #217. Unit has had excellent rental income with over \$34K in rentals in 2024. Unit has been added for the 2025 rental season with 8 weeks in place! Schedule your showing today!

**PROPERTY DETAILS**

| UnitFeatures         | ParkingGarage    | OtherRooms  | AppliancesIncluded  |
|----------------------|------------------|-------------|---------------------|
| Walk-In/Cedar Closet | 1 Car            | Living Room | Oven                |
| Wall To Wall Carpet  | Assigned Parking | Dining Room | Microwave Oven      |
| Tile Floors          |                  | Kitchen     | Refrigerator        |
|                      |                  |             | Washer              |
|                      |                  |             | Dryer               |
|                      |                  |             | Dishwasher          |
|                      |                  |             | Disposal            |
|                      |                  |             | Smoke/Fire Detector |

|              |          |             |          |
|--------------|----------|-------------|----------|
| AlsoIncluded | Heating  | Cooling     | HotWater |
| Drapes       | Electric | Central Air | Electric |
| Blinds       |          | Ceiling Fan |          |
| Furniture    |          |             |          |

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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Ask for Tanya Pinkerton  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [tp@bergerrealty.com](mailto:tp@bergerrealty.com)

