

# Berger Realty

Since 1928



Berger Realty, Inc  
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Ocean City, NJ 08226  
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**5111 Shawcrest**  
**Lower Township, NJ 08260**

**Asking \$589,900.00**



## COMMENTS

OPEN HOUSE SAT 7/12 10 AM - 12 PM. Bayfront Living for under \$600k! Welcome to Lighthouse Point Marina—an exceptional bayfront community offering the ultimate coastal lifestyle. This completely updated 3-bedroom, 2-bathroom residence features an open floor plan with vaulted ceilings, creating a bright and airy living space ideal for both relaxing and entertaining. The spacious kitchen is equipped with granite countertops, a large center island, and stainless-steel appliances. Step outside to your private patio area and enjoy the waterfront views and peaceful ambiance. Residents of Lighthouse Point Marina enjoy access to a wide array of amenities including a pool, clubhouse, outdoor shower, and grill area. The monthly association fee includes water, sewer, trash, common area maintenance, master insurances, and a capital improvement contribution, providing peace of mind and ease of ownership. The orange temporary fencing will soon be replaced with a brand-new permanent fence! Call today to schedule your private showing!

## PROPERTY DETAILS

|                   |               |             |                    |
|-------------------|---------------|-------------|--------------------|
| UnitFeatures      | ParkingGarage | OtherRooms  | AppliancesIncluded |
| Kitchen Island    | Other         | Living Room | Range              |
| Tile Floors       |               | Kitchen     | Oven               |
| Laminate Flooring |               | Dining Area | Microwave Oven     |
|                   |               |             | Refrigerator       |
|                   |               |             | Washer             |
|                   |               |             | Dryer              |
|                   |               |             | Dishwasher         |
|                   |               |             | Disposal           |
|                   |               |             | Single             |
|                   |               |             | Steel              |



Ask for Cassidy Fletcher  
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Email to: crf@bergerrealty.com  
Heating: Gas Natural, Forced Air  
Cooling: Central Air, Ceiling Fan



Water  
City

Sewer  
City