

# Berger Realty

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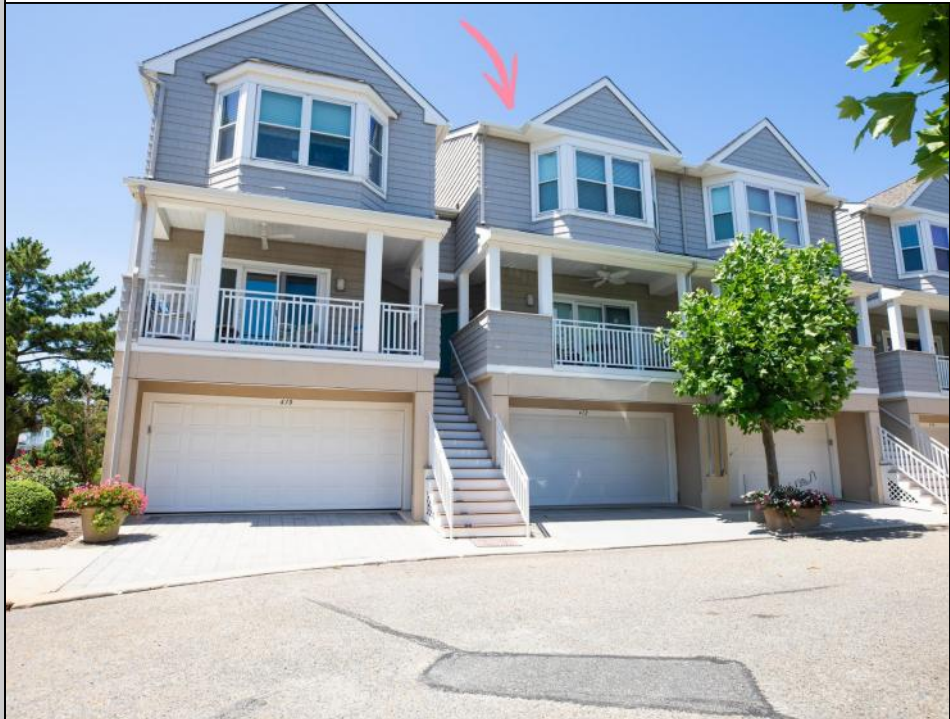


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Ocean City, NJ 08226  
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**412 Ibis**  
**Lower Township, NJ 08260**

**Asking \$1,179,900.00**



## COMMENTS

Beautifully maintained 3-bedroom, 3-bath townhome located in the gated, resort-style community of Seapointe Village. This unit offers an open layout with luxury plank flooring, an updated kitchen with stainless appliances, and multiple outdoor spaces—including a covered balcony, private rear deck, and covered front porch. The spacious primary suite features ocean views, en-suite bath, and ample closet space. Two additional bedrooms, two more full baths, in-unit laundry, and a 2-car garage provide plenty of space and convenience. Recent updates include modern bath finishes, fresh flooring, and bright coastal décor. Enjoy all that Seapointe Village has to offer: private beach access, 4 pools (including oceanfront infinity), hot tubs, fitness center, tennis/pickleball courts, playgrounds, fire pits, 24/7 security, and more—all just steps from the beach! Perfect for full-time living, vacation use, or rental investment. Sale is contingent on Sellers successful closing on another property. Has not been identified.

## PROPERTY DETAILS

| Parking | Garage | Other Rooms | Appliances Included | Also Included |
|---------|--------|-------------|---------------------|---------------|
| 2 Car   |        | Living Room | Range               | Curtains      |
|         |        | Kitchen     | Oven                | Shades        |
|         |        | Dining Area | Self-Clean Oven     |               |
|         |        |             | Microwave Oven      |               |
|         |        |             | Refrigerator        |               |
|         |        |             | Washer              |               |
|         |        |             | Dryer               |               |
|         |        |             | Dishwasher          |               |
|         |        |             | Disposal            |               |
|         |        |             | Smoke/Fire Detector |               |
|         |        |             | Hot Water           |               |



Ask for Barbara Pasy  
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