

# Berger Realty

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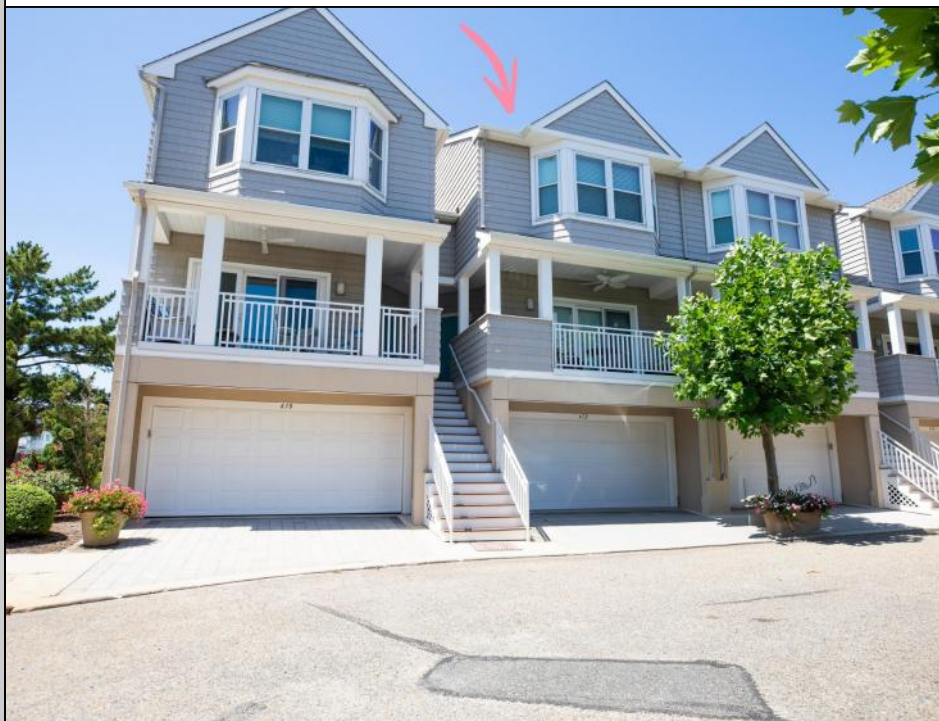


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Ocean City, NJ 08226  
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**412 Ibis**  
**Lower Township, NJ 08260**

**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 Steven Osher  
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