



**8 Clayton  
Seaville, NJ 08230**

**Asking \$999,000.00**



#### COMMENTS

Experience refined coastal living in this exceptional Seaville residence, perfectly set on just under an acre in one of Upper Township's most desirable locations with a top rated Upper Township school district. Offering over approximately 3,200 sqft of beautifully designed living space—plus a 1,200 sqft basement and a 2.5-car heated garage with oversized insulated doors and a full storage loft—this home delivers a rare combination of elegance, comfort, and functionality. A grand foyer welcomes you into a sophisticated main level featuring a formal living room with a gas fireplace, an elegant dining room with a built-in wet bar, and a chef's kitchen appointed with granite countertops, Viking gas cooktop, double electric self cleaning wall ovens, two dishwashers, and a walk-in pantry. The spacious family room offers a relaxed gathering space, while the generous first-floor home office provides an inspiring environment for remote work or creative pursuits complete with a separate exterior entrance. An additional mudroom, powder room, and thoughtful flow between spaces make this home ideal for both everyday living and entertaining. Upstairs, the luxurious primary suite is a private retreat with its own gas fireplace, spa-like bath featuring a walk-in shower with multiple heads, a separate whirlpool tub, and a double vanity. Three additional bedrooms, a versatile bonus room, a full bath with double vanity, and a laundry room ensure ample comfort for family and guests. Modern amenities abound, including, hardwired Cat 5 internet throughout, two-zone HVAC, programmable thermostats, tankless water heater, owned solar panels with transferable SRECs, a security system, a 6-zone irrigation system, and interior emergency lighting, and gray water system. Outside, opportunity awaits to create the custom backyard of your dreams! The oversized fenced backyard is a serene escape with a paver patio and arbor, equipped for a movie projector hookup, open patio for sun-filled afternoons, outdoor shower, shed, and Bilco doors to the basement. Built in 1997 and cared for by the original owners, this meticulously maintained property offers luxurious living, abundant space, and a peaceful setting—just minutes from Ocean City and Sea Isle City beaches. Video Tour link in listing

#### PROPERTY DETAILS

| Exterior           | OutsideFeatures  | ParkingGarage      | OtherRooms        |
|--------------------|------------------|--------------------|-------------------|
| Vinyl              | Patio            | Garage             | Living Room       |
| Solar Panels-Owned | Enclosed/Covered | 2 Car              | Dining Room       |
|                    | Patio            | Attached           | Kitchen           |
|                    | Fenced Yard      | Auto Door Opener   | Recreation/Family |
|                    | Cable TV         | Heated Garage      | Eat-In-Kitchen    |
|                    | Outside Shower   | Black Top Driveway | Breakfast Nook    |
|                    | Sprinkler System | 4 car parking      | Dining Area       |
|                    | Security Camera  |                    | Pantry            |

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



|                                                                                                                                                                                                   |                                                                                                                                                                                                                                          |                                                                                                                                |                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
|                                                                                                                                                                                                   | Electric<br>Charger                                                                                                                                                                                                                      | Vehicle                                                                                                                        | Laundry/Utility Room<br>Library/Study<br>Storage Attic |
| InteriorFeatures<br>Bar<br>Fireplace- Gas<br>Wood Flooring<br>Security System<br>Smoke/Fire Alarm<br>Storage<br>Walk in Closet<br>Whirlpool<br>Tile Flooring<br>Kitchen Island<br>Security Camera | AppliancesIncluded<br>Range<br>Oven<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Central Vacuum<br>Burglar Alarm<br>Smoke/Fire Detector<br>Stove Natural Gas<br>Stainless steel<br>appliance | Basement<br>Partial<br>Crawl Space<br>Finished<br>Outside Entrance<br>Inside Entrance<br>Masonry Floors/Wall<br>Heated<br>Slab | Heating<br>Gas Natural<br>Forced Air<br>Multi-Zoned    |
| Cooling<br>Central Air Condition<br>Multi Zoned                                                                                                                                                   | HotWater<br>Gas- Natural<br>On Demand                                                                                                                                                                                                    | Water<br>Well                                                                                                                  | Sewer<br>Other<br>Septic                               |



Ask for Frank Shoemaker  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: fcs@bergerrealty.com

