



**1242 Rt 109**  
**Lower Township, NJ 08204**

**Asking \$1,799,900.00**



**COMMENTS**

Open House 10am - 12pm Sat. September 27 Welcome to your perfect South Jersey getaway! This beautifully constructed 2023 home offers stunning water views of the marina and comes fully furnished, making it move-in or rental ready. Located just 1.5 miles from the beach and steps away from local favorite restaurants, this property combines convenience with coastal charm. Inside, the open-concept upstairs features a bright and modern kitchen with an island, seamlessly flowing into the dining area and living room—ideal for entertaining or relaxing after a day by the shore. Downstairs, you'll find well-appointed bedrooms with a washer and dryer conveniently located nearby, plus a full basement with a one-car garage for extra storage and parking. Whether you're looking for a personal retreat, an investment opportunity, or a turn-key Airbnb, this home checks every box.

**PROPERTY DETAILS**

|                    |                           |                  |                           |
|--------------------|---------------------------|------------------|---------------------------|
| Exterior           | OutsideFeatures           | ParkingGarage    | OtherRooms                |
| Vinyl              | Deck                      | Garage           | Living Room               |
|                    |                           | Auto Door Opener | Kitchen                   |
|                    |                           |                  | Dining Area               |
|                    |                           |                  | Laundry/Utility Room      |
|                    |                           |                  | 1st Floor Primary Bedroom |
| InteriorFeatures   | AppliancesIncluded        | AlsoIncluded     | Basement                  |
| Cathedral Ceilings | Range                     | Blinds           | Full                      |
| Fireplace- Gas     | Oven                      | Rugs             | Outside Entrance          |
| Wood Flooring      | Microwave Oven            | Furniture        | Plumbing                  |
| Smoke/Fire Alarm   | Refrigerator              |                  | Masonry Floors/Wall       |
| Storage            | Washer                    |                  |                           |
| Tile Flooring      | Dryer                     |                  |                           |
| Kitchen Island     | Dishwasher                |                  |                           |
|                    | Smoke/Fire Detector       |                  |                           |
|                    | Stove Natural Gas         |                  |                           |
|                    | Stainless steel appliance |                  |                           |
| Heating            | Cooling                   | HotWater         | Water                     |
| Gas Natural        | Central Air Condition     | Gas- Natural     | City                      |
| Forced Air         |                           |                  |                           |

# Berger Realty

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Sewer  
City



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