



1242 Rt 109
Lower Township, NJ 08204

Asking \$1,890,000.00



COMMENTS

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

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



Sewer
City



Ask for Ludwik Samselski
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: ls@bergerrealty.com

