



**524 Turtle Gut**  
**Lower Township, NJ 08260**

**Asking \$1,349,900.00**



**COMMENTS**

524 Turtle Gut Circle — Diamond Beach (Seapointe Village), Lower Township, NJ. Diamond Beach. Seapointe Village. Center Pool Views. Step inside a world where exclusivity meets seashore ease. Welcome to 524 Turtle Gut Circle, one of the very few townhomes within the gates of Seapointe Village—Diamond Beach's premier resort community. Life here is curated, secure, and serene: a 24/7 staffed gatehouse, waterfalls, manicured grounds, and a suite of amenities that set the stage for effortless coastal living: four outdoor pools (including the famed Center Pool), an indoor pool, fire pit gazebo, tennis, pickleball, basketball, a fitness center, and a privately owned beach (public may traverse near the waterline). This residence is rarified—only a handful of townhomes enjoy a direct Center Pool view, and this is one of them. Offering 1,876± sq ft, 3 bedrooms, 3.5 baths, plus a lower-level den with hideaway bed, the home is equally suited for year-round living, weekend retreats, or high-demand seasonal rental. Interior Highlights, Main Level: Handsome stonework accents, light-filled kitchen, an expansive dining zone that comfortably seats eight, and a family room flowing to a front balcony with perfect Center Pool views. Second Floor: Oak-tread stairwell with stair cleats; the entire level finished in striking tigerwood flooring. Three bedrooms, two full baths, including a primary suite with commanding pool views. Lower Level: Den with custom stonework, two-car garage, and central vac. Comfort & Care - HVAC: Two newer A/C condensers (one 5 years old; the other installed in 2025). Association Maintained: Roof and exterior care handled by the HOA for peace of mind. Furnishings: With a seller-acceptable offer, the property may convey furnished. HOA Fee: monthly (covers amenities, common-element care, roof, and exterior paint). Community Amenities Four Outdoor Pools (including Center Pool) + Indoor Pool, Fire Pit Gazebo for evening gatherings, Tennis, Pickleball, Basketball courts, Fitness Center / Weight Room Privately Owned Beach (public access along waterline), 24/7 Gated Security and impeccably landscaped grounds. Seapoint Village is more than an address; it's a statement—resort living at its best. Perfect for year-round comfort or a lock-and-leave lifestyle. Proven rental history adds flexibility and value.

**PROPERTY DETAILS**

| UnitFeatures    | ParkingGarage    | OtherRooms        | AppliancesIncluded |
|-----------------|------------------|-------------------|--------------------|
| Fireplace       | Auto Door Opener | Living Room       | Range              |
| Hardwood Floors | Garage           | Dining Room       | Oven               |
| Tile Floors     | Parking Pad      | Kitchen           | Microwave Oven     |
| Security Camera | 2 Car            | Den/TV Room       | Refrigerator       |
|                 | Assigned Parking | Recreation/Family | Washer             |
|                 |                  | Eat In Kitchen    | Dryer              |
|                 |                  | Dining Area       | Dishwasher         |

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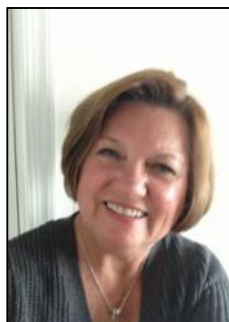


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|                                      |                                      |                                                   |                                       |
|--------------------------------------|--------------------------------------|---------------------------------------------------|---------------------------------------|
|                                      |                                      | Pantry<br>Laundry/Utility Room<br>Storage Space   | Central Vacuum<br>Smoke/Fire Detector |
| Also Included<br>Blinds<br>Furniture | Heating<br>Gas Natural<br>Forced Air | Cooling<br>Central Air<br>Electric<br>Multi Zoned | Hot Water<br>Gas                      |
| Water<br>Public                      | Sewer<br>Public                      |                                                   |                                       |



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