



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

Berger Realty

• Since 1928 •



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



Also Included
Blinds
Furniture

Heating
Gas Natural
Forced Air

Cooling
Central Air
Electric
Multi Zoned

Central Vacuum
Smoke/Fire Detector

Hot Water
Gas

Water
Public

Sewer
Public



Ask for Michael Wallitsch
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: mow@bergerrealty.com

