

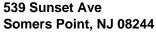


Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076



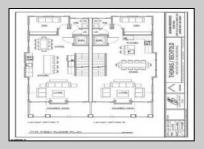


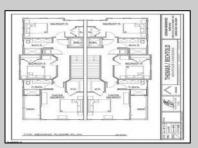


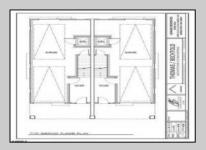


Asking \$699,250.00











COMMENTS

Only TWO(2) Units Remain!!! #539 Priced @ \$699,250 & #540(Dramatic AC Skyline views from Third Bedroom!) @ \$714,250 ***Brand New Historic Bay District Custom Townhomes. Six (6) Eastside Twins (12 Units Total) located on semi-private, high & dry, Sunset Ave. (no flood insurance required!). Walk to marinas, Bay Ave (Bayfest), restaurants/taverns/bars, Bay Beach (Friday evening summer concerts), and only minutes to Ocean City beaches and boardwalk. Each unit quality designed by locally renowned Architect as End Units w/ lotsa windows for added light and air. Features include balconies off both living room and MBR suite...fireplace...open-spaciousislandkitchen...3largebedrooms...2.5baths...PLUSadditional4th bedroom/office/den...Enormous drive under 2+ car garage/storage!(Elevator may be added for addl. \$35,000); Attractive, affordable 5-year tax abatement, First New Construction Townhomes in Somers Point in over a Decade, so hurry while this special opportunity lasts in this Low/No inventory seashore market! (SEE AGENT REMARKS AND ASSOCIATED DOCUMENTS for floor plans, street layout, etc.) Materials and specs; HOA documents, builders\' contract, and tax abatement information on file with Listing Broker) pricing..subject to change at any time.

PROPERTY DETAILS

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Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Vinyl	Two Car	Den/TV Room	Kitchen Center Island
		Dining Room	Walk In Closet
		Eat In Kitchen	
		Laundry/Litility Room	

Cooling

Central

AppliancesIncluded Heating
Dishwasher Forced Air
Disposal Gas-Natural

Gas Stove Microwave

Water Sewer
Public Public Sewer

HotWater

