



## 42 Seaview Egg Harbor Township, NJ 08403

Asking \$2,595,000.00



### COMMENTS

Waterfront properties are rare. One's with 230 ft of deep-water frontage, unobstructed sunrise and sunset views, the ability to dock up to a 150 ft yacht; all just a few thousand feet from the Great Egg inlet make this property truly a 1 of 1. Welcome to Seaview Point, one of the finest oversized deep water lots in New Jersey with arguably the most significant useable waterfrontage in all of southern New Jersey. This protected location affords 73ft of frontage facing open water and 157 ft of frontage facing the adjacent marina. With a dredging permit approved by the NJ Department of Environmental Protection this unique site can support a Sport Fishing or Motor Yacht up to 150ft in length in protected waters adjacent to the marina. Extending outward into open water this home site has riparian rights that extend approximately 160 ft into the bay. The significant scale of these riparian rights affords the ability for up to four boat slips on lifts able to accommodate boats up to 55 feet in length. Local zoning permits a full three-story house with roof top deck if desired. Amazing sunrise and sunset views from almost any vantage point await the owner of this truly unique property. Located about an hour from Philadelphia and two hours to New York this home site with its extensive water frontage, unique combination of open and protected waters, and advantageous location adjacent to the Great Egg inlet make for a one of kind opportunity. The property requires a new bulkhead and seller has priced the property accordingly.

### PROPERTY DETAILS



Ask for Matthew Bader  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: mhb@bergerrealty.com  
http://www.BADERCOLLINS.com

