

**18 Empire
Egg Harbor Township, NJ 08232**

Asking \$249,900.00



SJSRMLS

COMMENTS

****Hidden Gem in Bay Club Townhouse – Luxurious Bayfront Living**** Discover a true hidden gem at Bay Colony townhouse, perfect for year-round living or as your ideal shore retreat. This supersized four-level residence offers unparalleled space and convenience, with an elevator providing easy access to each level. Situated just moments from the world-famous Atlantic City's entertainment, boardwalk, and beaches, this home boasts breathtaking bay views. Multiple decks and balconies allow you to enjoy the refreshing bay breezes and stunning sunsets. Key Features: ****Parking:**** Covered parking for 2 cars, additional parking for 2 more cars, and storage space for bikes, beach chairs, toys, and surfboards. - ****First Floor:**** Tiled entry with access to the elevator, beautifully renovated full bathroom, hall closet, and a versatile room that can serve as a bedroom or den/playroom. This room features a closet, sliders leading to a wood deck, and a large yard. - ****Second Floor:**** Three spacious bedrooms, including an enormous master suite with a walk-in closet, vanity area, and full bathroom. The additional bedrooms have closets and high windows, offering flexible furniture placement. A full bathroom on this floor houses a side-by-side, full-sized washer and dryer. - ****Third Floor:**** Main living area with a huge gathering space, cozy wood burning fireplace, wet bar, and generous balcony with bay views. The spacious kitchen provides ample storage and counter space, adjacent to a dining room suitable for formal or informal dining. - ****Rooftop Deck:**** Private rooftop deck with outdoor lights, ideal for entertaining, relaxing, or sunbathing, with direct and stunning views of the bay and sunsets. Experience the perfect blend of comfort, luxury, and convenience in this Bay Colony townhouse. Enjoy easy access to Atlantic City's vibrant lifestyle while savoring the tranquility of bayfront living. Don't miss this opportunity to own a piece of paradise! Bradford white hot water heater new insulation 2010 deck was fiberglassed 2015 floors tiled 2015 roof deck redone 2011 AC replaced and elevator motor redone

PROPERTY DETAILS

Exterior Masonry/Block Stucco	OutsideFeatures Deck Patio Paved Road Porch Sidewalks	ParkingGarage None	OtherRooms Den/TV Room Dining Room In-Law Quarters Laundry/Utility Room Recreation/Family
InteriorFeatures Carbon Detector Elevator	AppliancesIncluded Monoxide Dishwasher Disposal Dryer	AlsoIncluded Curtains	Basement Crawl Space

Berger Realty

• Since 1928 •



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



Security System
Smoke/Fire Alarm
Storage
Walk In Closet

Electric Stove
Refrigerator
Washer

Heating
Baseboard
Electric
Heat Pump

Cooling
Central
Gas
Multi-Zoned

HotWater
Gas

Water
Private

Sewer
Public Sewer



Ask for Barbara Varacalli
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: bav@bergerrealty.com

