

# Berger Realty

Since 1928



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135 47th  
Sea Isle City, NJ 08243

Asking \$2,200,000.00



## COMMENTS

Spacious 7-Bedroom, 4.5-Bathroom Townhome with Incredible Income Potential! Welcome to this spacious and beautifully designed 7-bedroom, 4.5-bathroom townhome that comfortably sleeps up to 20 guests, a true gem offering approximately 2,850 square feet of spacious living space. Whether you're looking for a stunning second home residence or an investment opportunity, this property has it all. Featuring two expansive primary bedrooms, each with its own private bath, this townhome offers both comfort and privacy. The home's open layout ensures ample room for relaxation and entertaining, with two oversized covered decks perfect for enjoying the outdoors, open living room/dining area and kitchen. Enjoy endless hot water with the newer instant hot water heater, ensuring a comfortable shower experience for everyone, no matter how many guests are staying. The newer gas heater provides efficient and reliable warmth throughout the home. Home is being sold fully furnished, less personal items. With a prime location and the ability to generate impressive rental income, this townhome is an ideal summer retreat. Summer rental leases typically range from \$85,000 to \$90,000, making it an outstanding investment opportunity. Don't miss the chance to own this incredible property – schedule a showing today and see everything it has to offer!

## PROPERTY DETAILS

|                 |             |                      |             |
|-----------------|-------------|----------------------|-------------|
| ParkingGarage   | OtherRooms  | InteriorFeatures     | Heating     |
| Attached Garage | Dining Area | Cathedral Ceiling(s) | Forced Air  |
|                 |             | Fireplace(s)         | Gas-Natural |
|                 |             | Foyer                | Multi-Zoned |
|                 |             | Hardwood Floors      |             |
|                 |             | Wall to Wall Carpet  |             |
| Cooling         | HotWater    | Water                |             |
| Central         | Gas         | Public Water         |             |
| Multi-Zoned     |             |                      |             |

