



**41 Wilkins Rd  
Toms River, NJ 08753**

**Asking \$899,000.00**



#### COMMENTS

Welcome to this exceptional waterfront retreat located in the highly sought-after Shelter Cove section of Toms River. This beautifully maintained 3-bedroom, 2-bath expanded Cape Cod is tucked away on a quiet residential street just steps from Cattus Island County Park and Shelter Cove Beach. Sitting on a spacious 75x100 ft lagoon-front lot with 75 feet of newer vinyl bulkhead and a private dock, this home offers direct access to Barnegat Bay; perfect for boaters and water enthusiasts alike. Inside, the home features an open-concept layout filled with natural light, vaulted ceilings, skylights, and tranquil water views from nearly every room. The kitchen is outfitted with sleek quartz countertops and stainless steel appliances, flowing effortlessly into the sunroom, dining area, and living space; ideal for both entertaining and everyday living. Sliding glass doors open to a wraparound deck that overlooks a professionally landscaped, fully fenced backyard oasis with Cambridge bluestone pavers, a hot tub/spa, a covered patio, and a charming gazebo. Additional highlights include the home's elevation to 11'7" in 2016, keeping flood insurance to a low \$700 per year. Other upgrades include a Mitsubishi multi-zone HVAC system, high-efficiency HTP boiler with tankless water heater, natural gas ventless fireplace, a private well, and updated siding and roof. Located just minutes from beaches, dining, shopping, and top-rated schools, this turnkey home offers the perfect balance of privacy, lifestyle, and location. Whether you're looking for a year-round residence or a seasonal escape, this is Jersey Shore living at its finest.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Cedar	Boat Slip	One Car	Den/TV Room
Vinyl	Cabana		Dining Area
	Deck		Eat In Kitchen
	Fenced Yard		Laundry/Utility Room
	Patio		Pantry
	Shed		Recreation/Family
	Whirlpool/Spa		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide	Dishwasher	Blinds	6 Ft. or More Head
Detector	Dryer	Furnished	Room
Cathedral Ceiling		Partially Furnished	Full
Skylight(s)		See Remarks	Masonry Floor/Wall
Storage			Outside Entrance
			Unfinished

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