

**7700 Pleasure Avenue  
Sea Isle City, NJ 08243**

**Asking \$2,099,900.00**



#### COMMENTS

Welcome to 7700 Pleasure Avenue, South Unit, a Premier Coastal Retreat.... Discover the perfect blend of luxury, comfort, and location at 7700 Pleasure Avenue, South Unit, an exceptional townhome situated directly across from the beach in highly sought-after Townsend's Inlet. This coveted address offers the best of both worlds—immediate access to the ocean and the tranquility of one of Sea Isle's most peaceful neighborhoods, where owner-occupied homes dominate the landscape. Step inside and experience a home that has been meticulously maintained and tastefully updated over the years. Pride of ownership is evident throughout every level of this thoughtfully designed residence. First Floor: Enter through a welcoming foyer that leads to a spacious family room—ideal as a secondary living space, kids' hangout, or optional 5th bedroom for extra guests during those cherished summer weekends. Second Floor: Upstairs, you'll find two comfortable guest bedrooms along with a large primary suite complete with a private en-suite bathroom. Both the rear guest bedroom and the primary suite open to covered decks, perfect for morning coffee or evening breezes. Rich hardwood floors flow throughout the entire second floor, adding warmth and style. Top Level – The Heart of the Home: The top floor offers an additional guest bedroom and a full hallway bathroom, alongside an impressive open-concept living area with soaring vaulted ceilings. Enjoy a beautifully appointed kitchen with Corian countertops, a custom dry bar with beverage refrigerator, and an inviting dining area that flows seamlessly into the living room, complete with a cozy fireplace. Step out onto the expansive front deck to enjoy ocean views, or retreat to a private rear deck off the guest bedroom. This home is designed for easy, relaxed seashore living—perfect for hosting family and friends. It's just a short stroll to the beach and conveniently close to some of Sea Isle's best restaurants and attractions. Key Features & Recent Upgrades Include: 2002: Kitchen cabinets, countertops, dry bar, appliances; 2003: New siding, decks, railings, roof, gutters and fascia; 2004: New tile in first floor foyer and family room; 2009: New hardwood floors in bedrooms, stairs, and living room; 2012: Pantry closet reconstruction and wall re-framing; 2014: New rear vinyl fence 2017: Extensive interior upgrades by McLaughlin Builders, including removal of kitchen ceiling, new fireplace, lighting, ceiling fans, railings, kitchen enhancements, and elimination of popcorn ceilings; 2018: All new double-hung windows; 2023: New hot water heater and outdoor deck furniture; 2024: New gas furnace and air conditioning system; 2025: Freshly repainted interior and updated bathrooms within the past 10 years; Additional conveniences include a one-car garage, off-street parking, and tasteful furnishings included with the sale (minus personal items). This property is truly a turnkey opportunity to enjoy coastal living at its finest. Whether you're looking for a summer getaway or a year-round residence, 7700 Pleasure Avenue, South Unit offers the ultimate beach lifestyle in a premier location. Schedule your private tour today and experience everything this exceptional home has to offer.

# Berger Realty

• Since 1928 •



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



## PROPERTY DETAILS

|                                      |                                             |                                                                                       |                                                                                                                                     |
|--------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                    | ParkingGarage<br>Attached Garage<br>One Car | OtherRooms<br>Den/TV Room<br>Dining Area<br>Great Room<br>Pantry<br>Recreation/Family | InteriorFeatures<br>Bar<br>Cathedral Ceiling(s)<br>Fireplace(s)<br>Foyer<br>Hardwood Floors<br>Kitchen Center Island<br>Master Bath |
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Central                          | HotWater<br>Gas                                                                       | Water<br>Public Water                                                                                                               |
| Sewer<br>Public Sewer                |                                             |                                                                                       |                                                                                                                                     |



Ask for George Cash  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [gbc@bergerrealty.com](mailto:gbc@bergerrealty.com)

