



**140 Sail**  
**Little Egg Harbor, NJ 08087**

**Asking \$920,000.00**



#### COMMENTS

Coastal Living at it's Finest with Panoramic Views in Every Direction, this Brand New, Custom Constructed Stunner by H & N Custom Homes awaits! This cul-de-sac perched Boaters Paradise on E. Sail Drive in the sought after Mystic Island section of Little Egg Harbor offers a brand new 30' x 12' ramp, 12' x 6' cantilever dock and 20' x 6' floating dock, brand new bulkhead, and an expansive 50' of private water frontage! The large rear yard perfect for creating your own Outdoor & Water Lovers Oasis, expansive decks off of each floor for entertaining, winding down, coffee, cocktails & sunsets! The blonde hardwoods throughout guide you from the large gourmet kitchen w/large center island, perfect for friend & family gatherings, to the spacious living area overlooking the lagoon nestled in between Tuckerton & Great Bays as well as an impressive skyline view of Atlantic City! This well designed floor plan, top of the line finishes, large laundry room w/ tankless HWH & beautiful custom folding vanity w/ a ton of storage will surely appeal to the most critical of buyers. It's 4 large bedrooms & 3 beautifully crafted & sizable full bathrooms are the perfect recipe for Entertaining and Hosting in Style! Look no further and call today for your own private tour of this Outstanding Opportunity to land this Turn Key Lagoon Front Property you've been waiting for!

#### PROPERTY DETAILS

|                                                                                                                        |                                                                                                              |                                                                                         |                                                                                                |
|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Exterior Vinyl                                                                                                         | OutsideFeatures<br>Boat Slip<br>Deck<br>Paved Road<br>Porch                                                  | ParkingGarage<br>One and Half Car<br>Attached Garage<br>Auto Door Opener<br>See Remarks | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room<br>Pantry<br>Storage Attic |
| InteriorFeatures<br>Carbon Monoxide Detector<br>Kitchen Center Island<br>Storage<br>Smoke/Fire Alarm<br>Walk In Closet | AppliancesIncluded<br>Disposal<br>Dishwasher<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven | Basement<br>Crawl Space                                                                 | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned                                            |
| Cooling<br>Ceiling Fan(s)<br>Central<br>Gas                                                                            | HotWater<br>Gas<br>Tankless-gas                                                                              | Water<br>Public                                                                         | Sewer<br>Public Sewer                                                                          |

# 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)



Multi-Zoned



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

