



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

Berger Realty

• Since 1928 •



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



Multi-Zoned



Ask for Michelle Benson
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: mb@bergerrealty.com

