



**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 •



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Multi-Zoned



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