

# Berger Realty

Since 1928



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



85 85th St  
Sea Isle City, NJ 08243

Asking \$1,600,000.00



## COMMENTS

Welcome to Ocean Cove in Townsend's Inlet – an exclusive condominium community of nine SINGLE FAMILY homes on the ocean side of Landis Ave, just steps to the 85th St beach with a playground, restrooms, and covered pavilion. This 4BR 3.5BA 3-story home boasts a top floor great room with hardwood floors, soaring beamed ceiling, bright sunny windows with plantation shutters, granite/stainless steel kitchen with seated island and dining area, and spacious living room with fireplace, built-in bar area, and access to a large deck with pool views. A powder room and en-suite primary bedroom and bath complete the upper floor. The middle level has 3 spacious bedrooms (1 with en-suite bathroom and 1 with a private balcony) and hall bath. The lower level garage area is huge – perfect for your car with plenty more space for storage or bonus room. There's even extra storage in the utility room. Rinse off after the beach and pool in the outside shower. This home has off-street parking and is within easy walking distance to restaurants, coffee shops, and amenities, and just a quick Jitney to downtown. Cool off in the private community pool just steps away. Additional upgrades: whole house painted 2024, brand new decks and rails 2025. All of the benefits of single family home living in a small community, with none of the chores. Don't miss this opportunity for an amazing home at the shore perfect for entertaining family and friends, in this unique community!

## PROPERTY DETAILS

|                                                                                                                                                                        |                                                                           |                                                     |                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                                                      | ParkingGarage<br>Attached Garage<br>Auto Door Opener<br>On-Street Parking | OtherRooms<br>Dining Area<br>Great Room<br>Bathroom | InteriorFeatures<br>Cathedral Ceiling(s)<br>Fireplace(s)<br>Foyer<br>Hardwood Floors<br>Walk-In Closet |
| <p>See Remarks</p> <p>ASK for James Gray Macrin<br/>Berger Realty Inc<br/>3160 Asbury Avenue, Ocean City<br/>Call: 609-399-0076<br/>Email to: jgh@bergerrealty.com</p> |                                                                           |                                                     |                                                                                                        |
| Cooling<br>Central                                                                                                                                                     | HotWater<br>Gas                                                           |                                                     |                                                                                                        |
| Electric<br>Multi-Zoned                                                                                                                                                | Multi-Zoned                                                               |                                                     |                                                                                                        |

Sewer  
Public Sewer