



**1099 Somers Point Rd**  
**Egg Harbor Township, NJ 08234**

**Asking \$499,000.00**



**COMMENTS**

Your personal sanctuary awaits on the tranquil banks of the Great Egg Harbor River, nestled along a private waterfront parcel on picturesque Somers Point Road. This architecturally stunning home, graced with contemporary elegance, rises to soaring ceilings and welcomes you with an expansive, sun-drenched open floor plan. Flow seamlessly from the living room to the dining area and family room, each space thoughtfully designed for comfort and connection. Step into the screened-in porch or onto the generous deck—ideal for morning coffees, sunset dinners, or simply savoring the gentle river breeze. Below, the daylight walk-out basement offers limitless possibilities, featuring a stylish dry bar and space ready to transform into your dream bonus room, home theater, or vibrant game room—the choice is yours. Upstairs, discover three spacious bedrooms, each crafted for restful nights and gentle mornings. The hallway bathroom, crowned by a dramatic vaulted ceiling, boasts custom built-in cabinetry, a sleek single vanity, and a tub/shower combination. Retreat to the master suite, complete with a walk-in closet, chic makeup/dressing area, and a lavish master bath featuring a walk-in shower and spa-like amenities designed for ultimate relaxation. Practical luxury is woven throughout with a two-car garage, an ample laundry room, and an elegant powder room enhancing the first floor. Every detail invites you to embrace the quintessential Jersey Shore lifestyle—where natural beauty, comfort, and possibility mingle. Make every day a celebration of home. Upgrades include: roof 10+/- years old, gutters 2+/- years old, HVAC 1+/- years old. Heat and fireplace are propane. (Confirming - Buyer can convert to gas) Flood Insurance is \$1,500/year . Old elevation certification on file. #lovewhereulive ( The primary picture is an artist rendering of the front of the house)

**PROPERTY DETAILS**

|                   |                    |                  |                      |
|-------------------|--------------------|------------------|----------------------|
| Exterior          | OutsideFeatures    | ParkingGarage    | OtherRooms           |
| Stucco            | Deck               | Attached Garage  | Den/TV Room          |
|                   | Porch              | Auto Door Opener | Dining Room          |
|                   | Porch Screened     | Two Car          | Laundry/Utility Room |
|                   | Shed               |                  |                      |
| InteriorFeatures  | AppliancesIncluded | AlsoIncluded     | Basement             |
| Bar               | Dishwasher         | Blinds           | Finished             |
| Cathedral Ceiling | Dryer              |                  | Full                 |
|                   | Electric Stove     |                  | Heated               |
|                   | Refrigerator       |                  | Inside Entrance      |
|                   | Washer             |                  | Outside Entrance     |

# Berger Realty

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