



**44 New York
Somers Point, NJ 08244**

Asking \$950,000.00



COMMENTS

Discover the essence of Bay and Beach Life at 44 East New York Ave in Somers Point's vibrant residential/commercial hub, boasting restaurants, entertainment, and shopping. This coastal Gem is Only One Block from the Beach! Welcome to your dream home, just a short stroll from the sunlit sands! Elevate your coastal living in this coveted location nestled between Ocean City and Margate, offering seamless access to and from the Parkway. Embrace the epitome of Bay Life at 44 E. New York Ave., just a stroll away from the bay and Somers Point beach. This new construction stick built gem, priced under \$1 million, promises endless possibilities with its spacious 2,500 sq ft layout, 4 bedrooms, and 3 full bathrooms. Enjoy ample parking with 4 off-street spots. Entertain effortlessly on fiberglass decks with cedar ceilings or in the expansive backyard, primed for a pool on the oversized lot (50x100). Luxurious finishes abound, featuring hardwood floors, quartz countertops, and high ceilings throughout. With amenities like an outdoor shower, paver patio, and outdoor entertainment area and multi-zoned AC, this home is the epitome of coastal comfort. Don't miss the chance to call this Bay Life haven yours. Disclaimer: The photos shown are of the neighboring completed property and are provided for illustrative purposes only. The home offered for sale will be of similar design and quality but may vary in finishes, features, and details.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
See Remarks	Curbs	One Car	Den/TV Room
Vinyl	Fenced Yard		Dining Area
	Outside Shower		Eat In Kitchen
	Sidewalks		Laundry/Utility Room
	Sprinkler System		Pantry
			Recreation/Family
InteriorFeatures	AppliancesIncluded	Heating	Cooling
Carbon Monoxide Detector	Dishwasher	Gas-Natural	Central
Smoke/Fire Alarm	Disposal		
Storage	Dryer		
Walk In Closet	Gas Stove		
	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		

Berger Realty

• Since 1928 •



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



HotWater
Electric

Water
Private

Sewer
Private



Ask for J.K. Hepner, III
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jkh@bergerrealty.com

