

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1020 Pleasant Ave  
Somers Point, NJ 08244

Asking \$1,284,000.00



SEASHORE MODERN STYLE

## COMMENTS

Welcome to 1020 Pleasant Avenue, Somers Point, NJ available single family living in the Seashore Modern style! A semi-custom home located on Bay Avenue, adjacent to Harbour Cove Marina and the Somers Point Paddle Club. Enjoy water views, modern luxury, and a coastal lifestyle just steps from the marina and a private pool club. All new home buyers will receive one year of membership and exclusive access to the Somers Point Paddle Club for their family (maximum of 4). Property Highlights: • 4 bedrooms | 3.5 bathrooms • 2,200 sq ft of living space + 300 sq ft 3rd-floor deck • Four semi-custom models to choose from • Hardieboard siding, cathedral ceilings, Viwinco Windows • Engineered hardwood flooring throughout, custom tile showers, soft-close plywood cabinets • Quartz countertops, stainless steel appliances • 9' garage and 4 private parking spots • Optional upgrades: custom outdoor kitchen, elevator, fireplace, and more • The monthly HOA fee is estimated at \$296.00. Scarborough delivers a fully finished home in just 8 months, with numerous customizations to help you create your dream shore house. Upgrade options available. - Custom outdoor shower surround -Upgraded tile shower options -Upgraded 8" hardwood planks -Frameless glass shower doors -Upgraded drawer kitchen cabinets -Upgraded drawer vanities -Level 3 quartz -Alternate appliances -Custom outdoor kitchen -Paver deck floor -Custom paint exterior Hardie -Elevator -Free standing vented fireplace in living room -Rear yard fence -Metal roof options -Metal roof accent

## PROPERTY DETAILS

| Exterior | Outside Features                  | Parking/Garage  | Other Rooms          |
|----------|-----------------------------------|-----------------|----------------------|
| Porch    |                                   | Attached Garage | Dining Area          |
| Sidewalk | Asker for Matthew Bader           | 2nd Car         | Eat In Kitchen       |
|          | Berger Realty Inc                 |                 | Laundry/Utility Room |
|          | 3160 Asbury Avenue, Ocean City    |                 |                      |
|          | Call: 609-399-0076                | Heating         |                      |
|          | Disposal to: mhb@bergerrealty.com | Forced Air      |                      |
|          | http://www.BADERCOLLINS.com       |                 |                      |
|          | Appliances Included               |                 |                      |
|          | Dishwasher                        |                 |                      |
|          | Dryer                             |                 |                      |
|          | Gas Stove                         |                 |                      |
|          | Microwave                         |                 |                      |
|          | Refrigerator                      |                 |                      |
|          | Washer                            |                 |                      |



Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer