



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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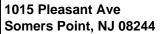


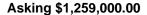














## **COMMENTS**

Welcome to 1015 Pleasant Avenue, Somers Point, NJ available single family living in the in the Cracker 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 3rdfloor 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



OutsideFeatures ParkingGarage
Deck Attached Garage
SidAwkilfor Lori McClowk

Berger Realty Inc Appliances Included ... OF eating Dishwasher Stin St., OF each Airy Dishwasher ... OF Each Air Dishall 609-399-42 Gas-Natural Dremail to: lam@bergerrealty.com

Gas Stove
Microwave
Refrigerator

HotWater Gas

Water Public Sewer Public Sewer OtherRooms
Dining Area
Laundry/Utility Room

