

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1013 Pleasant  
Somers Point, NJ 08244

Asking \$1,259,000.00



CRAFTSMAN STYLE

## COMMENTS

Welcome to 1013 Pleasant Avenue, Somers Point, NJ available single family living in the Craftsman 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                                                                                                                                                                             |                  | Two Car         | Laundry/Utility Room |
| <p> <b>Call for John Clarke</b><br/> <b>Berger Realty Inc</b><br/> <b>3160 Asbury Avenue, Ocean City</b><br/> <b>Call: 609-399-0076</b><br/> <b>Email: jwc@bergerrealty.com</b> </p> |                  |                 |                      |
| Hotwater                                                                                                                                                                             | Water            | Sewer           |                      |
| Gas                                                                                                                                                                                  | Public           | Public Sewer    |                      |



Appliances Included  
 Dishwasher  
 Dryer  
 Microwave  
 Refrigerator  
 Washer

