

# Berger Realty

Since 1920



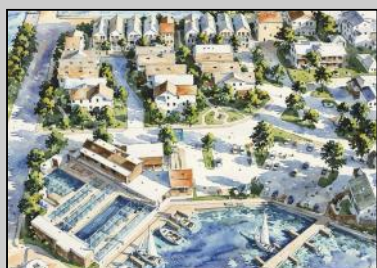
Berger Realty, Inc.  
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Ocean City, NJ 08226  
609-399-0040

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1014 Pleasant Ave  
Somers Point, NJ 08244

Asking \$1,259,000.00



LOW-COUNTRY STYLE  
SJSRMLS

## COMMENTS

Welcome to 1014 Pleasant Avenue, Somers Point, NJ available single family living in the Low-country 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                                                                            | OutsideFeatures                | ParkingGarage   | OtherRooms           |
|-------------------------------------------------------------------------------------|--------------------------------|-----------------|----------------------|
| Porch                                                                               |                                | Attached Garage | Dining Area          |
|  | Ask for James P. Monroe        | Two Car         | Laundry/Utility Room |
|                                                                                     | Berger Realty Inc              |                 |                      |
|                                                                                     | Appliances Included            | Heating         |                      |
|                                                                                     | 109 E 55th St., Ocean City     | Forced Air      |                      |
|                                                                                     | Dishwasher                     | Gas-Natural     |                      |
|                                                                                     | Call 609-399-4211              |                 |                      |
|                                                                                     | Email to: jmp@bergerrealty.com |                 |                      |
|                                                                                     | Gas Stove                      |                 |                      |
|                                                                                     | Microwave                      |                 |                      |
|                                                                                     | Refrigerator                   |                 |                      |
|                                                                                     | Washer                         |                 |                      |



HotWater  
Gas

Water  
Public

Sewer  
Public Sewer