



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



336 40th, Sea Isle City, NJ, 08243

Price \$2,199,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 13            |
| Bedrooms     | 6             |
| Baths Full   | 5             |
| Baths Half   | 1             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 40.05         |
| Listing #    | 250170        |
| Taxes        |               |

#### COMMENTS

**New Construction Single Family Home w/ Gorgeous Bay Views! This is the perfect family Shore House boasting 6 Bedrooms, 5.5 Bathrooms, Private Elevator, plenty of off-street parking, 2 Zone C/A and Gas Heat, and Upgrades Across the board!! New Construction Single Family homes like this don't often hit the market in Sea Isle, this is a great opportunity to capitalize on a g...**

#### PROPERTY FEATURES

|                    |                           |                   |                       |
|--------------------|---------------------------|-------------------|-----------------------|
| Exterior           | OutsideFeatures           | ParkingGarage     | OtherRooms            |
| Hardie Board       | Deck                      | Garage            | Living Room           |
|                    | Cable TV                  | Attached          | Kitchen               |
|                    | Outside Shower            | Auto Door Opener  | Dining Area           |
|                    |                           | Concrete Driveway | Storage Attic         |
|                    |                           |                   | Laundry Closet        |
| InteriorFeatures   | AppliancesIncluded        | Heating           | Cooling               |
| Cathedral Ceilings | Range                     | Gas Natural       | Central Air Condition |
| Elevator           | Self-Clean Oven           | Forced Air        | Multi Zoned           |
| Fireplace- Gas     | Microwave Oven            | Multi-Zoned       |                       |
| Wood Flooring      | Refrigerator              |                   |                       |
| Smoke/Fire Alarm   | Washer                    |                   |                       |
| Storage            | Dryer                     |                   |                       |
| Tile Flooring      | Dishwasher                |                   |                       |
| Kitchen Island     | Disposal                  |                   |                       |
|                    | Smoke/Fire Detector       |                   |                       |
|                    | Stainless steel appliance |                   |                       |
| HotWater           | Water                     | Sewer             |                       |
| Gas- Natural       | City                      | City              |                       |

#### CONTACT

Ask for Barbara Varacalli  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-602-4706  
Email to: bav@bergerrealty.com

Scan to see Property page.

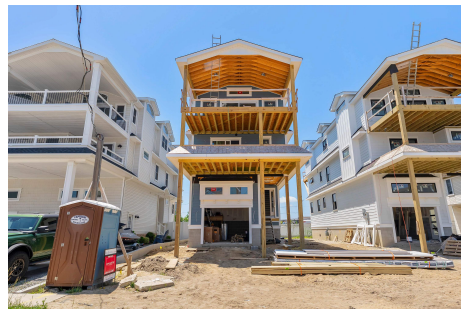


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