



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



9004 Landis, Sea Isle City, NJ, 08243

Price \$3,699,000.00

#### PROPERTY DETAILS

Total Rooms	10
Bedrooms	5
Baths Full	5
Baths Half	0
Year Built	2025
Type	Single Family
Block Number	91.03
Listing #	251230
Taxes	4944.00

#### COMMENTS

*Introducing an extraordinary custom single-family residence—an architectural gem that exemplifies luxury coastal living. Expertly crafted by James Berger of Advanced Custom Homes, this one-of-a-kind home is situated on a premium corner lot offering sweeping, unobstructed views of the Intracoastal Waterway and unforgettable sunset panoramas. From the front of the home, en...*

#### PROPERTY FEATURES

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Hardie Board	Deck	Garage	Living Room
	Porch	2 Car	Kitchen
	Cable TV	Attached	Den/TV Room
	Sidewalks	Auto Door Opener	Recreation/Family
	Outside Shower	Concrete Driveway	Dining Area
	See Remarks		Laundry/Utility Room
			See Remarks
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Self-Clean Oven	Shades	Crawl Space
Cathedral Ceilings	Microwave Oven	Blinds	
Elevator	Refrigerator	Furniture	
Fireplace- Gas	Washer	See Remarks	
Wood Flooring	Dryer	Window Treatments	
Security System	Dishwasher		
Smoke/Fire Alarm	Disposal		
Storage	Burglar Alarm		
Walk in Closet	Smoke/Fire Detector		
Wall to Wall Carpet	Wine Cooler		
Tile Flooring			
Kitchen Island			
Beverage Refrigerator			
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	On Demand	City
Multi-Zoned	Multi Zoned		
Sewer			
City			



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**CONTACT**

**Ask for Lureen "Lani" Calcara**  
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**Email to: [luc@bergerrealty.com](mailto:luc@bergerrealty.com)**

Scan to see Property page.

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