



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



1242 Rt 109, Lower Township, NJ, 08204

Price \$1,890,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 13            |
| Bedrooms     | 4             |
| Baths Full   | 4             |
| Baths Half   | 1             |
| Year Built   | 2023          |
| Type         | Single Family |
| Block Number | 765           |
| Listing #    | 252516        |
| Taxes        | 3835.00       |

#### COMMENTS

Welcome to your perfect South Jersey getaway! This beautifully constructed 2023 home offers stunning water views of the marina and comes fully furnished, making it move-in or rental ready. Located just 1.5 miles from the beach and steps away from local favorite restaurants, this property combines convenience with coastal charm. Inside, the open-concept upstairs features ...

#### PROPERTY FEATURES

|                                                                                                                                             |                                                                                                                                                                                 |                                             |                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                           | OutsideFeatures<br>Deck                                                                                                                                                         | ParkingGarage<br>Garage<br>Auto Door Opener | OtherRooms<br>Living Room<br>Kitchen<br>Dining Area<br>Laundry/Utility Room<br>1st Floor Primary<br>Bedroom |
| InteriorFeatures<br>Cathedral Ceilings<br>Fireplace- Gas<br>Wood Flooring<br>Smoke/Fire Alarm<br>Storage<br>Tile Flooring<br>Kitchen Island | AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Smoke/Fire Detector<br>Stove Natural Gas<br>Stainless steel appliance | AlsoIncluded<br>Blinds<br>Rugs<br>Furniture | Basement<br>Full<br>Outside Entrance<br>Plumbing<br>Masonry Floors/Wall                                     |
| Heating<br>Gas Natural<br>Forced Air                                                                                                        | Cooling<br>Central Air Condition                                                                                                                                                | HotWater<br>Gas- Natural                    | Water<br>City                                                                                               |
| Sewer<br>City                                                                                                                               |                                                                                                                                                                                 |                                             |                                                                                                             |

#### CONTACT

Ask for Frank Shoemaker

Scan to see Property page.



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| Sewer<br>City                                                                                                                               |                                                                                                                                                                                 |                                             |                                                                                                             |

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