



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



140 Sail, Little Egg Harbor, NJ, 08087

Price \$999,999.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 11            |
| Bedrooms     | 4             |
| Baths Full   | 3             |
| Baths Half   | 0             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 324           |
| Listing #    | 593492        |
| Taxes        |               |

#### COMMENTS

*Coastal Living at it's Finest with Panoramic Views in Every Direction, this Brand New, Custom Constructed Stunner by H & N Custom Homes awaits! This cul-de-sac perched Boaters Paradise on E. Sail Drive in the sought after Mystic Island section of Little Egg Harbor offers a brand new 30' x 12' ramp, 12' x 6' cantilever dock and 20' x 6' floating dock, brand new bulkh...*

#### PROPERTY FEATURES

|   |  |   |  |
|---|--|---|--|
| Exterior<br>Vinyl   | OutsideFeatures<br>Boat Slip<br>Deck<br>Paved Road<br>Porch  | ParkingGarage<br>Attached Garage<br>Auto Door Opener<br>One and Half Car<br>See Remarks | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room<br>Pantry<br>Storage Attic |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Kitchen Center Island<br>Smoke/Fire Alarm<br>Storage<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven | Basement<br>Crawl Space   | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned  |
| Cooling<br>Ceiling Fan(s)<br>Central<br>Gas<br>Multi-Zoned  | HotWater<br>Gas<br>Tankless-gas  | Water<br>Public   | Sewer<br>Public Sewer  |

#### CONTACT



Ask for Domenic Ballerini  
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3160 Asbury Avenue, Ocean City  
Call: 856-524-8122  
Email to: dvb@bergerrealty.com

Scan to  Party page.



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