



**31 Boardwalk GS**  
**Grassy Sound, NJ 08260**

**Asking \$695,000.00**



**COMMENTS**

Take it easy at this unique, Bay Front Cottage with Deep-Water Boat Slip. Enjoy your Private Dock w Under Water Night Lights where you can see fish swim by. Located in the Historic Village of Grassy Sound. Bring your boat/kayak. You can Swim right off the dock and fish for Flounder Stripers. We offer great Bird & Turtle Watching, Spectacular Sunsets off the back deck. The House was rehabbed in 2022 with over 2,200 sq. ft. of decking and a covered porch.

**PROPERTY DETAILS**

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| Exterior<br>Vinyl  | OutsideFeatures<br>Deck<br>Enclosed/Covered<br>Patio<br>Dock<br>Outside Shower<br>Boat Slips | OtherRooms<br>Living Room<br>Kitchen<br>Eat-In-Kitchen | InteriorFeatures<br>Cathedral Ceilings<br>Vinyl Flooring    |
| AppliancesIncluded<br>Self-Clean Oven<br>Microwave Oven<br>Refrigerator<br>Stove Natural Gas | AlsoIncluded<br>Blinds   | Heating<br>Gas Natural<br>Forced Air                   | Cooling<br>Central Air Condition<br>Electric<br>Ceiling Fan |



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