



944 Route 109  
Lower Township, NJ 08204

Asking \$739,000.00



### COMMENTS

Welcome to 944 Route 109 offering a unique opportunity to own a newly constructed duplex, completed in 2021, located at the base of the Cape May bridge, heading into one of New Jersey's most iconic beach destinations. This property offers 2 turn-key units, each offering 2 bedrooms and 1 full bathroom, a living room, dining area, storage and laundry closet, a fully equipped kitchen with stainless steel appliances and a rear deck for each unit with a shared, attached, garage for storage. Each unit is being conveyed fully furnished and ready for immediate occupancy.

### PROPERTY DETAILS

|                     |                   |                      |              |
|---------------------|-------------------|----------------------|--------------|
| OutsideFeatures     | ParkingGarage     | OtherRooms           | AlsoIncluded |
| Deck                | Garage            | Living Room          | Drapes       |
| Other (See Remarks) | Attached          | Kitchen              | Curtains     |
|                     | Concrete Driveway | Eat In Kitchen       | Shades       |
|                     |                   | Dining Area          | Blinds       |
|                     |                   | Laundry/Utility Room | Rugs         |
|                     |                   | Storage Space        | Furniture    |
| Basement            | Heating           | Cooling              | HotWater     |
| Crawl Space         | Gas Natural       | Central Air          | Gas          |
| Slab                | Forced Air        |                      |              |



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