

# Berger Realty

Since 1928



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



## 70 Rising Sun Ocean View, NJ 08230

Asking \$650,000.00



### COMMENTS

Introducing the Cape May model at Rising Sun Row! This contemporary, cape-style home is part of a four-home, single family development by Pelagic Homes. A division of Pelagic Properties, Pelagic Homes is a local builder bringing high quality, affordable homes to market in Cape May County. Your future home is the epitome of coastal modern living in a quiet neighborhood in Ocean View, NJ! With 4 bedrooms and 3 full bathrooms, the Cape May model (Artic White, Black Shutters) has an open layout designed for both comfort and functionality. The large, open floor plan makes the perfect space for entertaining with the Living Room, Dining Room, and Kitchen flowing seamlessly together. The Kitchen boasts sleek stainless-steel appliances, quartz countertops, and abundant cabinet space, making it perfect for culinary enthusiasts and casual dining. The Primary Suite features a luxurious Ensuite Bathroom with dual sinks and a spacious walk-in closet, providing a private retreat within the home. The second Bedroom is very spacious with a large closet and quick access to the hallway Bathroom. The second floor is home to the third and fourth Bedrooms, which are enormous and come with their own walk-in closets. They share the third Bathroom, which has hallway closets on both sides. Outside, a private backyard area backs up to mature lush trees and offers opportunities for outdoor relaxation and entertaining. Located less than 4 miles from downtown Sea Isle City, you're just minutes away from both the bay and the beach! This property presents an exceptional opportunity for those looking for a shore home retreat or year-round Cape May County living. Don't miss out – schedule a viewing today to experience the charm, features, and location this home has to offer. This home is a quick delivery Modular Home with an expected delivery date of 2/1/25. The second cape-style home is the Cape Charles model (Flint Gray, White Lineals).

### PROPERTY DETAILS

|                       |                  |                    |
|-----------------------|------------------|--------------------|
| OtherRooms            | InteriorFeatures | AppliancesIncluded |
| Living Room           | Vinyl Flooring   | Oven               |
| Kitchen               |                  | Refrigerator       |
| Dining Area           |                  | Dishwasher         |
|                       |                  | Disposal           |
| Cooling               | HotWater         | Water              |
| Central Air Condition | Gas- Natural     | Private            |

