



**39 Channel**  
**Lower Township, NJ 08260**

**Asking \$495,000.00**



**COMMENTS**

Welcome to your dream WATERFRONT coastal retreat! This BRAND NEW 3-bedroom, 2-bathroom home in Shawcrest Island community is a haven for boating enthusiasts and shore lovers alike. Just minutes from the vibrant Wildwood boardwalk, pristine beaches, and exquisite dining, this home offers the ultimate in convenience and leisure. You can see and feel the quality when you step onto the charming covered front porch, constructed with weather resistant composite materials. The perfect spot for morning coffee or evening sunsets and be greeted by the gentle salt air and warm coastal breezes that make you feel like you're in the tropics. The outdoor dining area is ideal for entertaining, while the maintenance-free stone yard ensures you spend more time relaxing and less time on upkeep. The rear yard boasts a patio, a handy storage shed for all of your beach chairs, umbrellas, coolers and more. Inside, the expansive open living area is decorated with timeless coastal flair, inviting you to unwind on the plush sectional couch in front of a large flatscreen TV and a stylish wall-mounted gas fireplace. The resilient Luxury vinyl flooring is the perfect choice for a shore home. The modern kitchen is a chef's delight, featuring a center island with seating, gleaming stainless-steel appliances, and ample counter space for preparing delicious meals. The adjacent dining room, with sliders opening to the front porch, is the perfect spot for enjoying with a view of stunning sunsets. The utility room is equipped with a washer and dryer, counter and cabinetry for storage and a side entry door leading to the back yard. There is a full hall bath accessible for the 2 spacious guest bedrooms and the primary suite boasts an elegant wallpaper accent, plush carpeting, a beautiful tile shower with glass door, large walk in closet and a double vanity. There is a new home warranty which provides worry free living and peace of mind. There is additional storage space conveniently located under the home in the crawlspace, ensuring you have plenty of room for all your belongings including kayaks and other water toys. Embrace the tranquil lifestyle, with the sound of the waves, the scent of the sea, and the feeling of being on a perpetual vacation. Don't miss the chance to own this exceptional shore getaway—your perfect paradise awaits!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Parking Pad	Living Room
	Porch	1 Car	Dining Room
	Storage Building		Kitchen
	Cable TV		Laundry/Utility Room
			1st Floor Primary Bedroom
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement

# Berger Realty

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Fireplace- Gas  
Smoke/Fire Alarm  
Walk in Closet  
Wall to Wall Carpet  
Vinyl Flooring  
Kitchen Island

Range  
Oven  
Self-Clean Oven  
Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Smoke/Fire Detector  
Stove Natural Gas  
Stainless steel  
appliance

Blinds  
See Remarks

Crawl Space  
Outside Entrance

Heating  
Gas Natural  
Forced Air

Cooling  
Central Air Condition  
Ceiling Fan

HotWater  
Electric

Water  
City

Sewer  
City



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