

# Berger Realty

Since 1928



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



42 New York  
Somers Point, NJ 08244

Asking \$985,000.00



## COMMENTS

Discover the essence of Bay Life at 42 East New York Ave in Somers Point's vibrant residential/commercial hub, boasting restaurants, entertainment, and shopping. Elevate your coastal living in this coveted suburb nestled between Ocean City and Margate, offering seamless access to and from the Parkway. Embrace the epitome of Bay Life at 42 E. New York Ave., just a stroll away from the bay and Somers Point beach. This new construction gem, priced under \$1 million, promises endless possibilities with its spacious 2,500 sq ft layout, 4 bedrooms, and 3 full bathrooms. Enjoy ample parking with 4 off-street spots and 5-year tax abatement. Entertain effortlessly on fiberglass decks with cedar ceilings or in the expansive backyard, primed for a pool on the oversized lot (50x100). Luxurious finishes abound, featuring hardwood floors, quartz countertops, and high ceilings throughout. With amenities like an outdoor shower, paver patio, and outdoor entertainment area and multi-zoned AC, this home is the epitome of coastal comfort. Don't miss the chance to call this Bay Life haven yours. Disclaimer: Renderings are not an exact replica of the new construction.

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Fenced Yard Sidewalks Sprinkler System	ParkingGarage See Remarks	OtherRooms Dining Room Den/TV Room Recreation/Family Eat-In-Kitchen Pantry Laundry/Utility Room
<div>  <p>Ask for Jeff Thompson Berger Realty Inc Appliances Included Heating Self-Clean Oven Gas Natural Call: 609-399-0076 Microwave Oven Refrigerator Email to: jst@bergerrealty.com Washer Dryer Dishwasher Disposal</p> </div>			
HotWater Electric	Water Private	Sewer Private	