

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Fenced Yard Sidewalks Sprinkler System	See Remarks	Dining Room Den/TV Room Recreation/Family Eat-In-Kitchen Pantry Laundry/Utility Room



Ask for Margaret M. Kurz  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
NJ 08226  
Call 609-391-1330  
Email to: mmk@bergerrealty.com  
Appliances Included  
Self-Clean Oven  
Microwave Oven  
Washer  
Dryer  
Dishwasher  
Disposal  
Heating  
Gas Natural



HotWater	Water	Sewer
Electric	Private	Private