

**719 Montgomery
Wildwood, NJ 08260**

Asking \$999,900.00



COMMENTS

Welcome to 719 W Montgomery Ave, a stunning new New Construction home that will feature 4 bedrooms & 3.5 baths. Experience luxury living at its finest with front and back water views that provide stunning views at sunrise and sunset. This beautiful home is sure to be a perfect blend of luxurious features both inside and out exemplifying modern elegance and thoughtful design. Inside, the home will feature recessed lighting and 9 ft walls on the first floor, creating a spacious and inviting atmosphere. The second floor vaulted ceilings will give that open and airy feel. The ground floor entry will welcome you into the foyer where you can access the large garage and take the elevator or head up the stairs to Bedrooms 1, 2, 3 and the Laundry Room. Bedroom 1 will include a south facing balcony and shared bathroom access to Bedroom 2. Head further down the hall past the elevator and laundry room complete with a topload washer and dryer. Bedroom 3 will offer a private bath and north facing balcony. As you head upstairs to the main living space you will be welcomed into the Kitchen & Living space. This modern kitchen is going to be a chef's dream, with 42-inch white shaker cabinets, a glass tile backsplash, under-counter lighting, and crown molding. Quartz countertops and an undermount sink add a touch of luxury. The kitchen will be equipped with a full suite of stainless steel appliances, including a stove, refrigerator, microwave, dishwasher and mini-fridge. Off the Living room will be a south facing deck equipped with a gas line for easy grilling and an exterior water connection. Behind the living area will be the half bath, elevator access and Bedroom 4 - complete with its own private bath and north facing balcony access. This home will feature 8 ft doors throughout, adding to the sense of grandeur. The oak railing with stained oak steps and white risers provides a beautiful transition between floors. The bathrooms will feature Moen shower fixtures and porcelain tile floors, with quartz countertops for a modern look. The bedrooms are carpeted and include recessed lighting with ceiling fans for comfort. The home will be equipped with an instant hot water heater. The exterior vinyl siding will feature cedar Impressions siding on both the front and rear, complemented by sleek black 8 ft sliders and windows. The Azeck trim around the windows, doors, and decks will add a touch of sophistication, while the elegant black gutters provide a seamless finish. The front and rear fiberglass decks, with their stylish glass railings, offer perfect spaces for relaxation and entertaining. The mahogany ceilings above the entryway and decks and along with recessed lighting and a paved patio out back, will complete the exterior's exceptional features. Don't miss the opportunity to own this exceptional property to be completed by the end of 2024! ***5 Year Tax Abatement

PROPERTY DETAILS

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Kitchen Island	Auto Door Opener	Living Room	Range
Elevator	Garage	Dining Room	Microwave Oven

Berger Realty

• Since 1928 •



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
✉ info@bergerrealty.com



Foyer
Tile Floors
Laminate Flooring

2 Car
Attached
Concrete Driveway

Kitchen
Eat In Kitchen
Dining Area
Pantry
Laundry/Utility Room
Storage Space

Refrigerator
Washer
Dryer
Smoke/Fire Detector
Wine Cooler
Stainless Steel
Appliance

Heating
Gas Natural
Hot Water

Cooling
Central Air

HotWater
Gas

Water
Public

Sewer
Public



Ask for Dave Zelinski
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: djz@bergerrealty.com

