

**120 85th  
Sea Isle City, NJ 08243**

**Asking \$2,599,900.00**



**COMMENTS**

Presenting a stunning three-story contemporary single-family home, ideally situated just steps from the beach in the prestigious south-end "Townsend's Inlet" area, known for being the highest point on the island. This exquisite residence is designed to offer the ultimate in comfort and luxury. The first floor comprises three generously sized bedrooms and two full bathrooms, providing ample space for family and guests. The second floor features a spacious great room with a cozy fireplace, a dining area, and a custom kitchen equipped with stainless steel appliances and granite countertops. Additionally, a powder room and a Florida room/den extend off the kitchen, complemented by two decks on this level. The deck adjoining the great room offers breathtaking views of both the ocean and the bay. The top floor is dedicated to a grand master suite, complete with a walk-in closet, a full bath featuring a jacuzzi and walk-in shower, and its own private deck—perfect for enjoying morning coffee while taking in the serene surroundings. This property also includes a one-car attached garage, off-street parking, an outdoor shower, and a spacious, sodded rear yard. Recent enhancements include a new main HVAC system, updated paver walkway in front, a sprinkler system, new carpeting on the first level and stairs, and refinished hardwood floors. Notably, this home has been recognized as one of the top rental properties in Sea Isle City, boasting a strong rental history on VRBO. We invite you to explore this exceptional property and experience its remarkable location firsthand

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Deck Cable TV Sidewalks Outside Shower Whirlpool/Spa Sprinkler System	ParkingGarage Garage 1 Car Attached Concrete Driveway	OtherRooms Living Room Kitchen Den/TV Room Eat-In-Kitchen Dining Area Florida Room Laundry Closet
InteriorFeatures Cathedral Ceilings Fireplace- Gas Wood Flooring Smoke/Fire Alarm Walk in Closet Wall to Wall Carpet Whirlpool	AppliancesIncluded Range Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal	AlsoIncluded Shades Blinds Furniture See Remarks Window Treatments	Basement Crawl Space

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Tile Flooring  
Kitchen Island

Smoke/Fire Detector

Heating  
Gas Natural  
Forced Air  
Multi-Zoned

Cooling  
Central Air Condition  
Multi Zoned

HotWater  
Gas- Natural

Water  
City

Sewer  
City



Ask for Thomas Horan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [tph@bergerrealty.com](mailto:tph@bergerrealty.com)

