

**825 Bay  
Somers Point, NJ 08244**

**Asking \$1,175,000.00**



#### COMMENTS

Panoramic water VIEWS of Great Egg Harbor Bay abound from this completely RENOVATED 4 bedroom (PLUS Optional 5th bedroom), 2 bath house on a CORNER lot! This property is currently a high revenue producing Air B&B, that you could convert to your personal residence or make it your dream restaurant on the main floor with rooms upstairs! As soon as you arrive you will notice the CHARMING curb APPEAL with the historic stone wall bordering mulched beds with flowering and evergreen shrubs and mature shade trees. Bluestone steps lead to the front door which opens to a FANTASTIC updated sunporch with a tiled floor, stone pillars, stained-glass windows, a knotted plank ceiling with intricate crown molding, and a family entertainment area With doors that open into both the kitchen and an ELEGANT living room with a coffered ceiling sporting 6 Spanish Crystal Chandeliers boasting a STUNNING fireplace with a new gas insert and ORIGINAL narrow-plank hardwood flooring that extends throughout the main living areas. To the left, a chef's kitchen HIGHLIGHTED with a 6-burner Monogram gas range and a separate Meile electric oven, TONS of quartz counter space, cabinets with soft-close/self-close drawers, a two-basin sink, tile backsplash, Bosch dishwasher, and open shelving perfect for cookbooks or dinnerware. A mud room off the kitchen has a luxury brand washer and dryer as well as a full bathroom with a vanity and a shower stall with a swinging glass door. The back door opens onto the LARGE deck overlooking the yard, detached garage, and a garden shed. Don't miss the awesome Butler's pantry with rich wood cabinets that leads to the FORMAL dining room which showcases an ELEGANT chandelier and easily holds a 10-person table with room to spare. A hallway on the main level leads to stairs that take you down to the full basement with a NEW concrete floor, full French drain with sump pumps, loads of storage space, and exterior access. The GRAND staircase with an ORNATE carved banister and carpet inlay takes you to the second level where you will find a telescope room straight ahead that has a door to the deck providing BREATHTAKING VIEWS and a retractable awning and offering the PERFECT spot for watching the boats, wildlife, your morning cup of coffee, or after-five beverage. FOUR SPACIOUS bedrooms and a second full bath can be found on this level as well. Head up to the third floor where the fifth bedroom/office is located and has a LARGE storage area. Outside you will be DELIGHTED to find a fenced yard with a canopied deck and gas line for a grill already in place. Additionally, you will appreciate the Detached 2-car garage and off-street parking for 4 cars. Located in the Historic Bay Area, the home is CLOSE to restaurants, taverns, and historical sites such as Somers Mansion and Richard Somers Park. Throughout this unique home, you will find original millwork and eclectic details. The owner has gone to great lengths to preserve the historic integrity while implementing and updating MODERN-day comforts. This home is a turnkey ready successful Air B&B with a GROWING clientele for income-generating opportunities!

# Berger Realty

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## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Porch	Detached	Dining Room	Fireplace- Gas
Fenced Yard	Auto Door Opener	Den/TV Room	Wood Flooring
Sidewalks	Concrete Driveway	Pantry	Tile Flooring
	4 car parking	Laundry/Utility Room	
		Florida Room	
		Storage Attic	
AppliancesIncluded	AlsoIncluded	Basement	Heating
Range	Furniture	Full	Gas Natural
Microwave Oven		Outside Entrance	Radiator
Refrigerator		Inside Entrance	Multi-Zoned
Washer		Plumbing	
Dryer			
Dishwasher			
Disposal			
Smoke/Fire Detector			
Cooling	HotWater	Water	Sewer
Central Air Condition	Gas- Natural	Public	Public
Ceiling Fan	On Demand		
Multi Zoned			



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