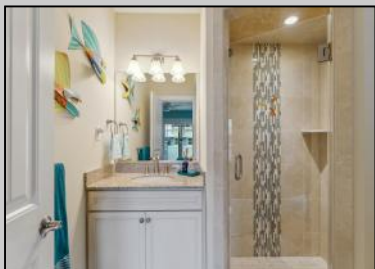


**13 72nd West unit  
Sea Isle City, NJ 08243**

**Asking \$2,650,000.00**



**COMMENTS**

Like New Beach Block Townhouse with Ocean Views – Just Steps to One of the Best Beaches in Town! This is the coastal retreat you've been waiting for Built by Rich Mashura Builders and nestled just steps to the beach, this stunning 6-bedroom, 5 1/2-bath townhome—featuring a 4-stop ELEVATOR—Sold fully furnished boasts a sophisticated yet casual beach décor that creates an inviting atmosphere perfect for relaxed coastal living. Used exclusively for personal enjoyment, the townhome has been impeccably maintained and cared for, enhancing its appeal and long-term value. What truly sets this property apart is the exceptional construction quality, including plywood-sheathed walls and roof, a TJI silent floor system, double 5/8" fire-rated drywall on all ceilings, and fully insulated interior walls and floors for superior soundproofing and comfort. These premium construction elements are key reasons why homes built by Rich Mashura Builders retain their excellent value for years to come. The thoughtfully designed layout features three bedrooms with en-suite bathrooms and covered decks, two additional bedrooms that share a hall bathroom, and a family room with an en-suite bathroom and attached deck, which can also serve as an oversized sixth en-suite bedroom. On the third floor, you will be enchanted by the beautifully appointed, spacious great room with soaring cathedral ceilings, a cozy fireplace, and an attached covered deck—perfect for taking in splendid views and enjoying the refreshing ocean breeze. Also located on the third floor is a convenient half bath for common use, along with the luxurious master suite, which boasts its own private balcony for a serene retreat. The home offers an array of upscale amenities, including hardwood floors throughout including the great room, family room, and all bedrooms, an upgraded appliance package with wine cooler, under cabinet microwave and custom stove venting, and granite countertops in the kitchen and baths with premium cabinetry along with Hunter Douglas shutters and blinds. A tankless on-demand hot water system ensures efficiency, while the all-Aztek exterior trim boards provide lasting durability and low maintenance. The paver driveway and walkways enhance curb appeal, and the privacy fence creates a secluded outdoor space. Five fiberglass decks offer ample room for outdoor enjoyment, and the epoxy-coated garage floor is complemented by a racking and cabinet system for organized storage. Additionally, a brand-new shed provides the perfect space for beach equipment. Sold fully furnished with new mattresses, and a ONE YEAR HOME OWNER WARRANTY FOR ALL SYSTEMS, as well as two years remaining on the Builders HO Warranty. This is a move-in-ready townhome offering an effortless transition into beachside living. Here is your chance to own this exceptional property in a prime location!

**PROPERTY DETAILS**

| UnitFeatures   | ParkingGarage    | OtherRooms  | AppliancesIncluded |
|----------------|------------------|-------------|--------------------|
| Fireplace      | Auto Door Opener | Living Room | Range              |
| Kitchen Island | Garage           | Kitchen     | Self-Clean Oven    |

# Berger Realty

Since 1928



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Furniture

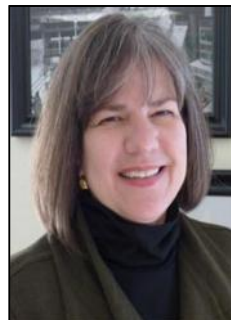
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