

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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135 47th  
Sea Isle City, NJ 08243

Asking \$2,400,000.00



## COMMENTS

Spacious 7-Bedroom, 4.5-Bathroom Townhome with Incredible Income Potential! Welcome to this spacious and beautifully designed 7-bedroom, 4.5-bathroom townhome that comfortably sleeps up to 20 guests, a true gem offering approximately 2,850 square feet of spacious living space. Whether you're looking for a stunning second home residence or an investment opportunity, this property has it all. Featuring two expansive primary bedrooms, each with its own private bath, this townhome offers both comfort and privacy. The home's open layout ensures ample room for relaxation and entertaining, with two oversized covered decks perfect for enjoying the outdoors, open living room/dining area and kitchen. Enjoy endless hot water with the newer instant hot water heater, ensuring a comfortable shower experience for everyone, no matter how many guests are staying. The newer gas heater provides efficient and reliable warmth throughout the home. Home is being sold fully furnished. With a prime location and the ability to generate impressive rental income, this townhome is an ideal summer retreat. Summer rental leases typically range from \$85,000 to \$90,000, making it an outstanding investment opportunity. Don't miss the chance to own this incredible property – schedule a showing today and see everything it has to offer!

## PROPERTY DETAILS

Unit	Parking	Other Rooms	Appliances Included
Features	Garage	Living Room	Range
Fireplace	Garage	Kitchen	Self-Clean Oven
Hardwood Floors	3 Car	Dining Area	Microwave Oven
	Concrete Driveway	Storage Space	Refrigerator
	Ask for Colin Halliday		Washer
	Berger Realty Inc.		
	1670 Boardwalk, Ocean City		
	Call: 609-391-0500		
	Email to: <a href="mailto:ceh@bergerrealty.com">ceh@bergerrealty.com</a>		
	Heating	Cooling	
	Gas Natural	Central Air	
	Forced Air	Multi Zoned	
	Multi-Zoned		



Water  
City

Sewer  
City