Berger Realty
Since 1920

Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com

REALTOR

**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

| UnitFeatures | ParkingGarage | OtherRooms | AppliancesIncluded |
|---|---|---|---|
| Fireplace | Garage | Living Room | Range |
| Hardwood Floors | 3 Car | Kitchen | Self-Clean Oven |
| | Concrete Driveway | Dining Area | Microwave Oven |
| | | Pantry | Refrigerator |
| | | Storage Space | Washer |
| | | | Dryer |
| | | | Sump Pump |
| | | | Tankless Water Heater |
| | | | Hot Water |

Ask for Patricia Moss
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: tcm@bergerrealty.com

| Heating | Cooling |
|---|---|
| Gas Natural | Central Air |
| Forced Air | Multi Zoned |
| Multi-Zoned | |

| Water | Sewer |
|---|---|
| City | City |