



120 85th  
Sea Isle City, NJ 08243

Asking \$2,399,000.00



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

# Berger Realty

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