



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

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Tile Flooring  
Kitchen Island

Smoke/Fire Detector

Heating  
Gas Natural  
Forced Air  
Multi-Zoned

Cooling  
Central Air Condition  
Multi Zoned

HotWater  
Gas- Natural

Water  
City

Sewer  
City



Ask for Susan Goetz  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [goe@bergerrealty.com](mailto:goe@bergerrealty.com)

