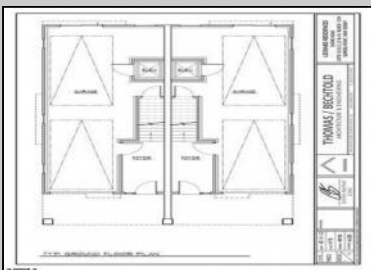
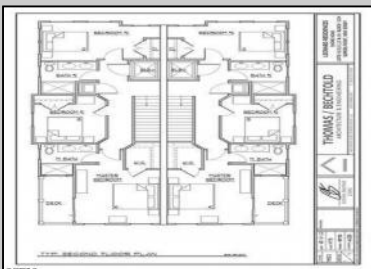
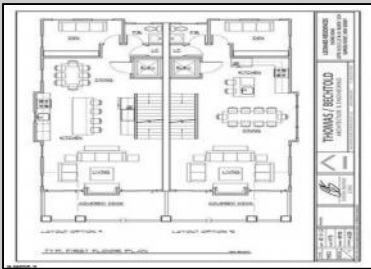




539 Sunset Ave  
Somers Point, NJ 08244

Asking \$699,250.00



### COMMENTS

Only TWO(2) Units Remain!!! #539 Priced @ \$699,250 & #540(Dramatic AC Skyline views from Third Bedroom!) @ \$714,250 \*\*\*Brand New Historic Bay District Custom Townhomes. Six (6) Eastside Twins (12 Units Total) located on semi-private, high & dry, Sunset Ave. (no flood insurance required!). Walk to marinas, Bay Ave (Bayfest), restaurants/taverns/bars, Bay Beach (Friday evening summer concerts), and only minutes to Ocean City beaches and boardwalk. Each unit quality designed by locally renowned Architect as End Units w/ lotsa windows for added light and air. Features include balconies off both living room and MBR suite...fireplace...open-spaciousislandkitchen...3largebedrooms...2.5baths...PLUSadditional4th bedroom/office/den...Enormous drive under 2+ car garage/storage!(Elevator may be added for addl. \$35,000); Attractive, affordable 5-year tax abatement, First New Construction Townhomes in Somers Point in over a Decade, so hurry while this special opportunity lasts in this Low/No inventory seashore market! (SEE AGENT REMARKS AND ASSOCIATED DOCUMENTS for floor plans, street layout, etc.) Materials and specs; HOA documents, builders' contract, and tax abatement information on file with Listing Broker) pricing..subject to change at any time.

### PROPERTY DETAILS

|                   |                          |  |   |
|-------------------|--------------------------|--|---|
| Exterior<br>Vinyl | ParkingGarage<br>Two Car | OtherRooms<br>Den/TV Room<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room | InteriorFeatures<br>Kitchen Center Island<br>Walk In Closet |
|-------------------|--------------------------|--|---|



Ask for Carol Cawley  
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Sewer  
Public Sewer

HotWater

