



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



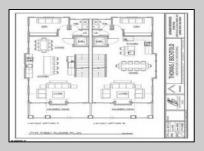
info@bergerrealty.com

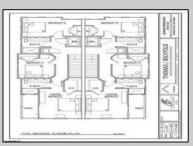


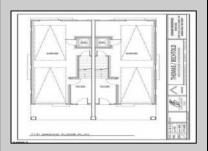
539 Sunset Ave Somers Point, NJ 08244

Asking \$715,000.00











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 Vinyl ParkingGarage Two Car OtherRooms Den/TV Room Dining Room Eat In Kitchen

Dining Room Walk In Closet Eat In Kitchen Laundry/Utility Room

Ask for Robert Bechtel

HeBierger Realty Inc^{Cooling}
Forced All Bay Avenue, Ocean City
Gas Natural
Call: 609-391-1330

Email to: rdb@bergerrealty.com

Sewer Public Sewer





InteriorFeatures

Kitchen Center Island