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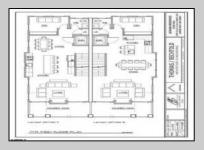


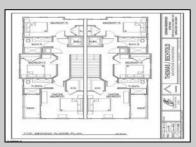
539 Sunset Ave Somers Point, NJ 08244

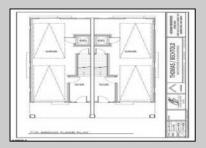
Asking \$699,250.00













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

Walk In Closet

Eat In Kitchen
Laundry/Utility Room
Tom Melchionni

Ask for Tom Melchionni

Herioger Realty Inc^{Cooling}
Forced Air Asbury Avenue, Ocean City
Gas-Naural
Call: 609-399-0076

Email to: tom@bergerrealty.com

Sewer Public Sewer





InteriorFeatures

Kitchen Center Island