

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



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133 37th  
Sea Isle City, NJ 08243

Asking \$2,149,900.00



## COMMENTS

Beautiful new construction, 133 37th St., the WEST unit in Sea Isle City, a 6 bedroom, 4.5 bath townhome with a bonus room DEN (which could serve as additional sleeping quarters), HEATED POOL (one of the largest townhouse pools on the island) and 5 STOP ELEVATOR (which starts on the garage level). JCM Development used the benefit of the oversized large lot (65 x 110) to design a refreshing, unique exterior and interior design, as well as layout. The townhouse is an estimated 3,250 square feet which approximately 1,200 square feet larger than the standard sized townhouse built on a 50 x 100 lot. This beach house was built big to entertain your extended family and friends and will prove to have great rental potential if that is your goal. The 1st level features a family room with a deck overlooking the pool, powder room, as well as a junior suite with full bath. Next level you enter into a bright and airy open concept living room, dining and kitchen with Café appliances, amazingly high cathedral ceilings and a large front deck, perfect for outside dining. The spacious private primary suite on the next floor is also overlooking the pool and has custom walk in closets. To top it off the upper floor has 4 bedrooms and 2 baths to accommodate your overflow of quests. There is ample deck space, a 2 car garage and plenty of exterior parking so parking is not an issue here. The finishes of this townhouse will not disappoint as the builder paid close attention to every detail which include Hardi plank siding, quartz counter tops, upgraded trim package throughout, a generous amount of millwork, high end appliances and engineered hardwood flooring. Centrally located close to restaurants, shopping, nightlife, promenade and Excursion Park. Perfect for the beach oriented lifestyle. We have it all so you can just park your car, throw down your bags and hit the beach. Don't miss out on this opportunity! \*The den and one pool area photo are for informational purposes only. Taxes are TBD. Pool is salt water.



Ask for Early Onsite  
Call 609-391-0500  
Email: oc17@bergerrealty.com

## PROPERTY DETAILS

1670 Boardwalk, Ocean City  
Parking/Garage: Two Car  
Attic/Bldg: 2 Car  
Amenities: 2 Car  
Other Rooms: Men/TV Room  
Dining Area  
Eat In Kitchen  
Great Room  
Laundry/Utility Room



Heating  
Forced Air  
Gas-Natural  
Multi-Zoned

Cooling  
Ceiling Fan(s)  
Central  
Multi-Zoned

Water  
Public Water

Sewer  
Public Sewer