

133 W 37th  
Sea Isle City, NJ 08243

Asking \$2,249,000.00



#### 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 family, this home will have it all so you can just park your car, throw down your bags and hit the beach, unless you want to take a dip in the pool first! \*The great room, den and one pool area photo are virtually staged in these photos to show a sampling of furniture placement. Property taxes are TBD. Pool is salt water.

#### PROPERTY DETAILS

Exterior See Remarks	ParkingGarage Attached Garage Auto Door Opener Two Car	OtherRooms Den/TV Room Dining Area Eat In Kitchen Great Room Laundry/Utility Room	InteriorFeatures Cathedral Ceiling(s) Elevator Hardwood Floors Master Bath
Heating Forced Air Gas-Natural Multi-Zoned	Cooling Ceiling Fan(s) Central Multi-Zoned	Water Public Water	Sewer Public Sewer

# Berger Realty

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