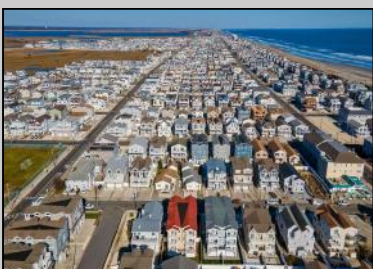


118 60th St  
Sea Isle City, NJ 08243

Asking \$1,900,000.00



#### COMMENTS

Welcome to 118 60th Street East. This is a rare opportunity to own an extra wide townhouse spanning 2,800 sq. ft. Situated on a 55' x 110' lot, the extra width is ideal for a pool to be added with no need for a variance. This unique home was built by revered Mashura Builders. Located in the heart of Sea Isle, it is in walking distance to the Acme, CVS, Sands Department Store, Kix, Oogies and Marita's Ice Cream. The pictures show how it is steps away from the sports complex, kayak launch and the great 60th St. beach. The roomy 4 stop elevator takes you from the garage to each floor. The 1st floor foyer is spacious and welcoming. The large family room is open to be whatever you want it to be with an attached half bath and rear yard access deck. The 2nd floor has 4 bedrooms. 2 bedrooms are ensuite with private decks and 2 bedrooms share a center hall bathroom. This floor is equipped with plenty of linen and clothing closets. The 3rd floor Great Room is your blank canvas to furnish to your personal tastes. The preferred center island kitchen is conveniently designed with plenty of cabinetry, under cabinet lighting and hidden receptacles. In addition, there is a separate pantry and cleaning supplies closet. Next to the hall half bath, the 3rd floor bedroom is being offered furnished. It has a nicely sized walk-in closet and private deck. Most of the home was lightly used and never rented. The asking price is based on the 2023 sale of the west unit for \$2,000,000 reflecting the extra width which you can feel throughout the property. When you walk through this home, you feel the solidness of the trust floor systems. The ceilings are double layer 5/8" sheet rocked for quietness from floor to floor. All walls are fire rated sheet rocked for safety and security. The beautiful paver driveway can accommodate 2-3 cars. The garage is spacious for extra parking and storage. There are no condo fees. 3rd level bedroom furniture optional. All other furniture to be removed.

#### PROPERTY DETAILS

ParkingGarage	InteriorFeatures	Heating	Cooling
One Car	Cathedral Ceiling(s)	Forced Air	Ceiling Fan(s)
	Elevator	Gas-Natural	Central
	Fireplace(s)	Heat Pump	Gas
	Foyer	Multi-Zoned	Multi-Zoned
	Handicap Features		
	Hardwood Floors		
	Kitchen Center Island		
	Pets Allowed		
	Wall to Wall Carpet		

HotWater	Water	Sewer
Tankless-electric	Public Water	Public Sewer

# Berger Realty

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