

**9 Point Dr  
Longport, NJ 08403**

**Asking \$8,950,000.00**



**COMMENTS**

Welcome to 9 Point Drive, an oceanfront single family property, with an iconic location known as the Point of Longport, the most southern region of Absecon Island offering unobstructed views from sunrise to sunset across the Atlantic Ocean and wrapping through the Egg Harbor Inlet. Built in 1993 with contemporary vision, 9 Point Drive is 5000 expansive square feet offering 3 stories, with 4 ensuite bedrooms and an open living concept for transitional spaces with modifying capabilities. Engineered with steel post and beam construction, a stucco exterior, a nearly sound proof interior, this exclusive property offers an in-ground, heated pool and spa, an elevator, multiple decks, triple zone HVAC, marble flooring, luxe carpet throughout all bedrooms, surround sound system, a media room, integrated security systems, electronic blinds, a built-in wet bar, and custom windows framing the Atlantic Ocean from sunrise to sunset across the Egg Harbor Inlet. Upon entering the foyer you are immediately greeted by stunning floor to ceiling views of the Atlantic Ocean. This 1st floor layout offers an ensuite bedroom, a laundry closet, a powder room, an open living space with a built-in, sunken, wet bar. There are custom sliders that open to the outdoor pool and spa. This level also provides access to the 2 car garage, the utility room and a separate full bathroom that opens directly to the exterior of the property. The living room with a gas fireplace, kitchen and media room occupy the 2nd floor. The Atlantic Ocean is once again showcased with unobstructed views via floor to ceiling windows. The sliders on this floor open to a rear covered deck overlooking the unparalleled and exclusive view that is private and unique to 9 Point Drive. The 3rd floor layout offers the primary suite accompanied by a massive ensuite spa bathroom with a steamist shower overlooking the ocean and beach with a built-in gas fireplace, a customized walk-in closet, wet bar and your own private rear deck. There are 2 additional ensuite bedrooms, each with their own private deck, one overlooking the ocean to the East and the other opening West to the Egg Harbor Inlet. There is also a laundry closet located on this floor as well. 9 Point Drive, at its inception, is the epitome of combining luxury living with a proprietary coastal location. This beachfront opportunity offers the privilege of an exclusive perspective for the most memorable experiences to stay with you for a lifetime.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stucco	Enclosed	Outside Two Car	Den/TV Room
	Shower		Dining Room
	Fenced Yard		Eat In Kitchen
	Outside Shower		Laundry/Utility Room
	Patio		Library/Study
	Pool-In Ground		
	Sprinkler System		

# Berger Realty

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InteriorFeatures  
Bar  
Elevator  
Kitchen Center Island  
Security System  
Skylight(s)  
Smoke/Fire Alarm  
Storage  
Walk In Closet  
Whirlpool

AppliancesIncluded  
Burglar Alarm  
Central Vacuum  
Dishwasher  
Disposal  
Dryer  
Gas Stove  
Intercom  
Microwave  
Refrigerator  
Self Cleaning Oven  
Trash Compactor  
Washer

AlsoIncluded  
Blinds  
Curtains  
Drapes

Basement  
Crawl Space  
Slab

Heating  
Gas-Natural  
Multi-Zoned

Cooling  
Central  
Gas  
Multi-Zoned

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer



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