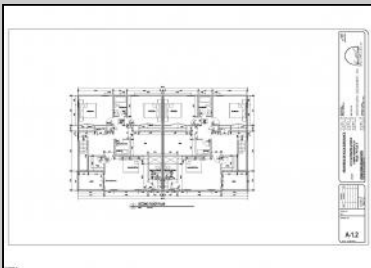
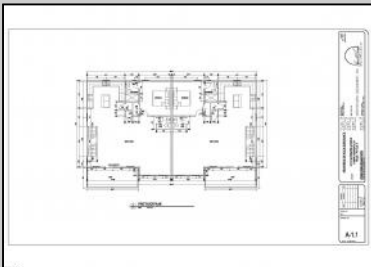
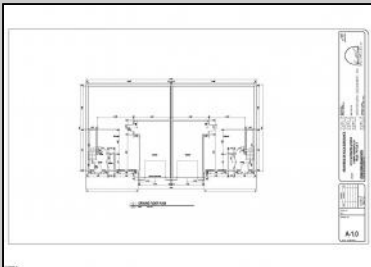




**117 Rochester #B**  
**Lower Township, NJ 08260**

**Asking \$1,299,000.00**



**COMMENTS**

Do not miss out on your opportunity to own this magnificent home developed by Jersey Development Group! This new construction townhome with PRIVATE POOL is located in the always sought-after Diamond Beach! A well thought out floor plan the home consists of 4 spacious bedrooms plus den, 3.5 baths with 2 ensuites, an expansive style area, a garage and tons of storage. Perfect for entertaining all your company "down the shore"! The first level will offer an open concept living area complimented by a large modern kitchen with granite countertops, custom tile backsplash and large center island with stainless appliances. The adjacent dining and living areas will be accented with custom trim throughout, vinyl plank floors, access to a spacious covered deck and powder room for convenience. The smaller of the 2 ensuites is on this level and will have a large double door closet, and custom tile shower with glass enclosure. The second level will offer the larger ensuite with a walk-in closet, access to a private deck, and a spacious bathroom with double sink and custom tile shower with glass enclosure. There are 2 additional guest bedrooms and a den, as well as another large full bath located in the hall with bathtub, and a laundry closet suitable for full size washer/dryer. Additional features include dual zone HVAC, tankless hot water heater, and vinyl plank flooring throughout all the livings areas and hallways, with carpet in the bedrooms. The exterior will be complemented by a totally maintenance free exterior, garage with storage room for all your beach gear, parking pad, outdoor shower and vinyl privacy fence surrounding the property making your rear yard and POOL your own private oasis! Purchase this "gem" early to be part of!



Ask for John Van Stone  
 Berger Realty Inc.  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: jvs@bergerrealty.com

Cooling: Multi-Zoned  
 Central Electric  
 HotWater: Tankless-gas



Sewer  
 Public Sewer