



**39 Channel**  
**Lower Township, NJ 08260**

**Asking \$475,000.00**



**COMMENTS**

PRICE REDUCED \$20,000! MOVE IN READY. Welcome to your dream WATERFRONT coastal retreat! This BRAND NEW 3-bedroom, 2-bathroom home in Shawcrest Island community is a haven for boating enthusiasts and shore lovers alike. Just minutes from the vibrant Wildwood boardwalk, pristine beaches, and exquisite dining, this home offers the ultimate in convenience and leisure. You can see and feel the quality when you step onto the charming covered front porch, constructed with weather resistant composite materials. The perfect spot for morning coffee or evening sunsets, and be greeted by the gentle salt air and warm coastal breezes that make you feel like you're in the tropics. The outdoor dining area is ideal for entertaining, while the maintenance-free stone yard ensures you spend more time relaxing and less time on upkeep. The rear yard boasts a patio, a handy storage shed for all of your beach chairs, umbrellas, coolers and more. Inside, the expansive open living area is decorated with timeless coastal flair, inviting you to unwind on the plush sectional couch in front of a large flatscreen TV and a stylish wall-mounted gas fireplace. The resilient Luxury vinyl flooring is the perfect choice for a shore home. The modern kitchen is a chef's delight, featuring a center island with seating, gleaming stainless steel appliances, and ample counter space for preparing delicious meals. The adjacent dining room, with sliders opening to the front porch, is the perfect spot for enjoying with a view of stunning sunsets. The utility room is equipped with a washer and dryer, counter and cabinetry for storage and a side entry door leading to the back yard. There is a full hall bath accessible for the 2 spacious guest bedrooms and the primary suite boasts an elegant wallpaper accent, plush carpeting, a beautiful tile shower with glass door, large walk in closet and a double vanity. There is a new home warranty which provides worry free living and peace of mind. There is additional storage space conveniently located under the home in the crawlspace, ensuring you have plenty of room for all your belongings including kayaks and other water toys. Embrace the tranquil lifestyle, with the sound of the waves, the scent of the sea, and the feeling of being on a perpetual vacation. Don't miss the chance to own this exceptional shore getaway—your perfect paradise awaits! Home being sold mostly furnished with the exeption of sofa, front porch furniture and queen bedroom set.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Porch	None	Dining Area
	Shed		Laundry/Utility Room
			Primary BR on 1st floor
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon	Monoxide Dryer	Blinds	Crawl Space

# Berger Realty

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Detector	Gas Stove	Outside Entrance	
Kitchen Center Island	Microwave		
Smoke/Fire Alarm	Refrigerator		
Storage	Self Cleaning Oven		
Walk In Closet	Washer		
Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Electric	Public
Gas-Natural	Central		
Sewer			
Public Sewer			



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