



**533 Sunny  
Somers Point, NJ 08244**

**Asking \$799,900.00**



#### COMMENTS

Upgraded to the max! Marina District, with a coastal chic feel and farmhouse charm, blended into one incredible lot, property and home!! This home is only one block to the bay and Longport bridge and in the most sought after location of Somers Point. An absolute one-of-a-kind custom built home that will not come up again! It's designed with both comfort and functionality in mind. The re-imagined Lindale Cedar structure has all new ocean blue siding and white board and batten on the exterior. Newly renovated kitchen and bathrooms, luxury vinyl flooring, coastal shiplap throughout, and wrap-around decks offer a blend of modern amenities and classic charm. There is a new four car asphalt driveway lined with beautiful new landscape beds and a front yard space with fresh sod and stepping stones. The main level's primary bedroom with its own luxurious bathroom and walk-in closet, along with sliding doors leading to the enclosed glass patio and large outdoor deck, is the perfect retreat. The open floor plan connects the kitchen and living area to a spacious deck offering plenty of room for relaxation and entertaining, along with marina views. The upper floor is a children or teen's paradise with a flex hang out space or gaming room, 2 bedrooms and a newly renovated bathroom. There is an upper level balcony in the front of the flex space and back decks that are enclosed in the sun atrium. The first floor double doors lead to a 12 foot high walk-out basement that is ideal for a game room or entertainment area with its own brand new high efficiency HVAC system. Plumbing and electric throughout the home has been upgraded. This lower level connects to the main level via a spiral staircase. The lower level also houses the second zone hvac and the new high efficiency water heater. This home has been newly converted and upgraded to public water from well! The inclusion of a bedroom and half bath in the lower level makes it versatile for guests or extended family stays. Three levels of living offer endless possibilities for families to enjoy. Moving back outside, there is a large two-car detached garage with a driveway that extends out to Pleasant Ave situated next to new construction. The garage also has a loft, offering ample storage for beach gear, boats, or any other needs—an excellent complement to this already impressive property. Behind the two car garage, there is a beautiful backyard with luscious grass, meticulous landscape beds and access to the wrap around decks. There is a multi-zone sprinkler system as well. The proximity to Historic Old Town, marinas, Bay Ave, and the multi use bike path adds to the appeal, making it a perfect choice whether as a second home near Ocean City or a year-round residence benefiting from Somers Point's charm and excellent schools. Exceptional long term neighbors that look out for one another is just a bonus. Overall, this home offers a unique blend of modern updates, spacious living areas, and outdoor amenities, all in a fantastic location on an impressive lot. Truly a one of a kind dream home with tons of space for family fun and entertaining! Make your appointment today!

#### PROPERTY DETAILS

# Berger Realty

• Since 1928 •



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