



**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 Stucco	OutsideFeatures Deck Enclosed Shower Fenced Yard Patio Pool-In Ground	ParkingGarage Two Car Outside	OtherRooms Breakfast Nook Den/TV Room Dining Room Eat In Kitchen Great Room Laundry/Utility Room Pantry
--------------------	---	-------------------------------------	--

Berger Realty

Since 1928



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500



oc17@BergerRealty.com

Primary BR on 1st floor

InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Burglar Alarm	Blinds	Crawl Space
Carbon Monoxide Detector	Dishwasher	Curtains	Slab
Elevator	Disposal	Drapes	
Kitchen Center Island	Dryer		
Security System	Gas Stove		
Skylight(s)	Intercom		
Smoke/Fire Alarm	Microwave		
Storage	Refrigerator		
Walk In Closet	Self Cleaning Oven		
Whirlpool	Trash Compactor		
	Washer		
Heating	Cooling	HotWater	Water
Forced Air	Central	Gas	Public
Gas-Natural			
Sewer			
Public Sewer			



Ask for Colin Halliday
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: ceh@bergerrealty.com

