

Berger Realty

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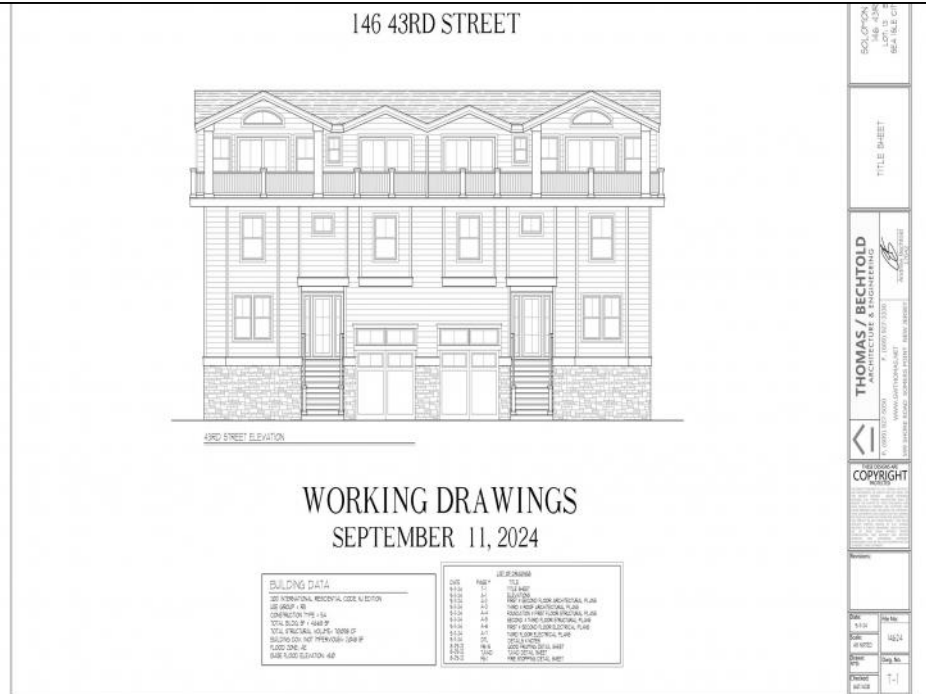
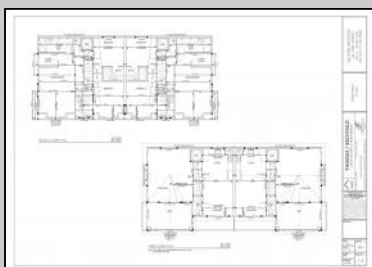
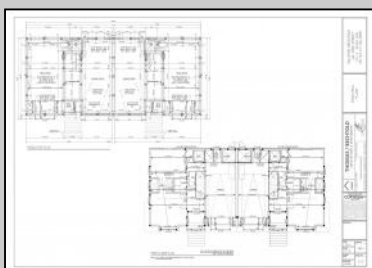
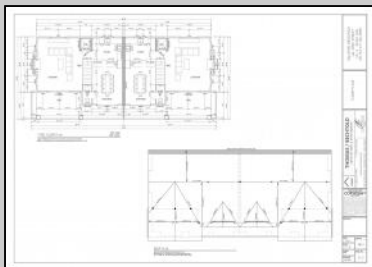


Berger Realty, Inc
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Ocean City, NJ 08226
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4301 Central Ave
Sea Isle City, NJ 08243

Asking \$2,199,000.00



WORKING DRAWINGS
SEPTEMBER 11, 2024

BUILDING DATA		SET OF FINISHES	
DATE	10/1/24	1. FLOOR	1. FLOOR
NO. OF FLOORS	2	2. SECOND FLOOR	2. SECOND FLOOR
NO. OF UNITS	1	3. GARAGE	3. GARAGE
NO. OF GARAGES	1	4. PORCHES	4. PORCHES
NO. OF PORCHES	1	5. ROOFS	5. ROOFS
NO. OF ROOFS	1	6. EXTERIOR WALLS	6. EXTERIOR WALLS
NO. OF EXTERIOR WALLS	1	7. INTERIOR WALLS	7. INTERIOR WALLS
NO. OF INTERIOR WALLS	1	8. FLOORS	8. FLOORS
NO. OF FLOORS	1	9. CEILING	9. CEILING
NO. OF CEILING	1	10. LIGHTING	10. LIGHTING
NO. OF LIGHTING	1	11. MECHANICAL	11. MECHANICAL
NO. OF MECHANICAL	1	12. ELECTRICAL	12. ELECTRICAL
NO. OF ELECTRICAL	1	13. PAINT	13. PAINT
NO. OF PAINT	1	14. HARDWARE	14. HARDWARE
NO. OF HARDWARE	1	15. FINISHES	15. FINISHES
NO. OF FINISHES	1	16. OTHER	16. OTHER
NO. OF OTHER	1	17. TOTAL	17. TOTAL
NO. OF TOTAL	1	18. TOTAL	18. TOTAL
NO. OF TOTAL	1	19. TOTAL	19. TOTAL
NO. OF TOTAL	1	20. TOTAL	20. TOTAL

COMMENTS

Get in for Summer 2025! Welcome to this fantastic new construction on 43rd street at the corner of 43rd and Central (North Unit). The interior of this home has it all! This house has a unique kitchen layout, with open shelving, and a wet bar. Super spacious, 5 bedrooms 4 ½ bathrooms, high ceilings, Smart toilet in the master bath, LVT throughout the house, an EV hookup in the garage - this beach home has everything you need to enjoy summers at the Shore. The exterior is wrapped in spectacular Hardie Board siding. Park your car and don't move it! Walk to the beach, promenade, churches, nightlife, restaurants and Fish Alley - all within minutes of your front door. Watch the sunsets from your spacious front deck! Very few new constructions are available. Get in soon and choose some of your finishes.

PROPERTY DETAILS

ParkingGarage	AppliancesIncluded	Heating	Cooling
None	Dishwasher	Gas-Natural	Central
	Dryer		
	Gas Stove		
	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		



Sewer
Public Sewer
Cassidy Fletcher
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