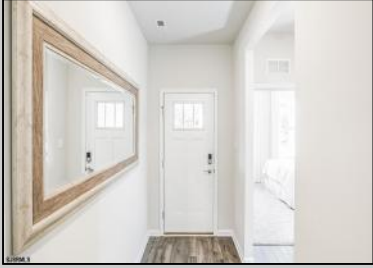


**215 Dobbs Ave  
Somers Point, NJ 08244**

**Asking \$674,990.00**



**COMMENTS**

All-in Pricing NEW CONSTRUCTION UNDERWAY! Located in the heart of Somers Point just steps away from the Bike Path, Local Shopping and Dining, and the Ocean City Bridge! Move-in Ready just in time for Summer 2025! Enjoy easy access to the Garden State Parkway & AC Expressway for easy commuting to Northern New Jersey, Philadelphia, Atlantic City and Jersey Shore destinations. Those feeling lucky or in the mood for exciting nightlife or live music can take a short drive to Atlantic City. If you are looking for something more relaxing, Ocean City's tranquil beach and boardwalk are a perfect nearby destination. Looking to travel? Atlantic City International Airport is just 11 miles away. Living in Atlantic County offers a variety of ways to help make your new house a home. The Bristol by D.R. Horton is a stunning new construction, ranch home plan featuring 2,401 square feet of living space, 3 bedrooms, a Flex Room, a Finished Loft, 3 bathrooms and a 2-car garage. Look no further than the Bristol for the convenience of first floor living! The foyer welcomes you in past a large bedroom and flex room, you decide how this space functions! The gourmet, eat-in kitchen with double oven and an oversized quartz island is perfect for prep work, entertaining and casual dining. It flows effortlessly into the open living room with fireplace and dining area. The owner's suite is off the main living area and features a spacious bathroom and huge walk-in closet that has a door into the laundry room – simplifying an everyday chore! A finished, second story loft comes completed on the Bristol plan that features a full bedroom, bathroom and hang out area upstairs, the perfect space for any guests staying with you to retreat to! \*Your new home also comes complete with our Smart Home System featuring a Qolsys IQ Panel, Honeywell Z-Wave Thermostat, Amazon Echo Pop, Video doorbell, Eaton Z-Wave Switch and Kwikset Smart Door Lock. Ask about customizing your lighting experience with our Deako Light Switches, compatible with our Smart Home System! \*\*Photos representative of plan only and may vary as built. \*\*Now offering closing cost incentives with use of preferred lender. See Sales Representatives for details and to book your appointment today!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Concrete	Patio	Attached Garage	Dining Room
Shingle	Sprinkler System	Two Car	Great Room
Stone			Laundry/Utility Room
Vinyl			Library/Study
			Pantry
			Primary BR on 1st floor
			Recreation/Family

# Berger Realty

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Berger Realty, Inc.  
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Ocean City, NJ 08226  
609-399-0040



✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)

InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide Detector Kitchen Center Island Smoke/Fire Alarm Storage Walk In Closet	Dishwasher Gas Stove Microwave Self Cleaning Oven	Slab	Forced Air Gas-Natural
Cooling Central Gas	HotWater Gas	Water Public	Sewer Septic



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