



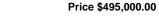
Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com

PROPERTY DETAILS

39 Channel, Lower Township, NJ, 08260





Total Rooms	7
Bedrooms	3
Baths Full	2
Baths Half	0
Year Built	2023
Туре	Modular
Block Number	9999
Listing #	586588
Taxes	9999.00

COMMENTS

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 ste

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PROPERTY FEATURES							
OutsideFeatures Porch Shed	ParkingGarage None	OtherRooms Dining Area Laundry/Utility Room Primary BR on 1st floor					
AppliancesIncluded Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	AlsoIncluded Blinds	Basement Crawl Space Outside Entrance					
Cooling Ceiling Fan(s) Central	HotWater Electric	Water Public					
	OutsideFeatures Porch Shed AppliancesIncluded Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer Cooling Ceiling Fan(s)	OutsideFeatures ParkingGarage None Shed AppliancesIncluded Dryer Blinds Gas Stove Microwave Refrigerator Self Cleaning Oven Washer Cooling HotWater Ceiling Fan(s) ParkingGarage None SalringGarage None None AlsoIncluded Blinds					

Sewer **Public Sewer**

CONTACT





Ask for Carole Lelli Berger Realty Inc 109 E 55th St., Ocean City Call: 609-412-1340 Email to: cll@bergerrealty.com





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PROPERTY DETAILS



39 Channel, Lower Township, NJ, 08260

Price \$495,000.00



Total Rooms Bedrooms 3 **Baths Full Baths Half** Year Built 2023 Type Modular 9999 **Block Number** Listing # 586588 **Taxes** 9999.00

COMMENTS

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PROPERTY FEATURES							
Exterior Vinyl	OutsideFeatures Porch Shed	ParkingGarage None	OtherRooms Dining Area Laundry/Utility Room Primary BR on 1st floor				
InteriorFeatures Carbon Monoxide Detector Kitchen Center Island Smoke/Fire Alarm Storage Walk In Closet	AppliancesIncluded Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	AlsoIncluded Blinds	Basement Crawl Space Outside Entrance				
Heating Forced Air Gas-Natural	Cooling Ceiling Fan(s) Central	HotWater Electric	Water Public				

Sewer **Public Sewer**

CONTACT





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