



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



39 Channel, Lower Township, NJ, 08260

Price \$475,000.00



#### PROPERTY DETAILS

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

#### COMMENTS

**PRICE REDUCED \$20,000! MOVE IN READY.** 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 ca...

#### 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



Ask for Leon Grisbaum  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call:  
Email to:

Scan to view property page.



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