



4301 Central Ave, Sea Isle City, NJ, 08243

Price \$2,199,000.00

146 43RD STREET



WORKING DRAWINGS
SEPTEMBER 11, 2024

1. GENERAL NOTES	1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE NATIONAL ELECTRICAL CODE (NEC).
2. PERMITS	2. ALL PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.
3. MATERIALS	3. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
4. FINISHES	4. FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
5. PROTECTION	5. ALL EXISTING WORK SHALL BE PROTECTED DURING CONSTRUCTION.
6. UTILITIES	6. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO EXCAVATION.
7. SCHEDULING	7. THE SCHEDULE SHALL BE SUBJECT TO CHANGE BASED ON AVAILABILITY OF MATERIALS AND LABOR.
8. PAYMENT	8. PAYMENT SHALL BE MADE AS PER THE SCHEDULE OF VALUES.
9. WARRANTY	9. THE CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION.
10. DISPUTE RESOLUTION	10. ANY DISPUTES SHALL BE RESOLVED THROUGH MEDIATION OR ARBITRATION.

PROPERTY DETAILS

Total Rooms	10
Bedrooms	5
Baths Full	4
Baths Half	1
Year Built	2024
Type	Single Family
Block Number	4303
Listing #	590988
Taxes	

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 hooku...

PROPERTY FEATURES

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

CONTACT



Ask for Brian Kolmer
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-425-1391
Email to: bk@bergerrealty.com

Scan to see Property page.



4301 Central Ave, Sea Isle City, NJ, 08243

Price \$2,199,000.00

146 43RD STREET



WORKING DRAWINGS
SEPTEMBER 11, 2024

1. GENERAL NOTES	1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE NATIONAL ELECTRICAL CODE (NEC).
2. PERMITS	2. ALL PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.
3. MATERIALS	3. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
4. FINISHES	4. FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
5. PROTECTION	5. ALL EXISTING WORK SHALL BE PROTECTED DURING CONSTRUCTION.
6. UTILITIES	6. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO EXCAVATION.
7. SCHEDULING	7. THE SCHEDULE SHALL BE SUBJECT TO CHANGE BASED ON AVAILABILITY OF MATERIALS AND LABOR.
8. PAYMENT	8. PAYMENT SHALL BE MADE AS PER THE SCHEDULE OF VALUES.
9. WARRANTY	9. THE CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION.
10. DISPUTE RESOLUTION	10. ANY DISPUTES SHALL BE RESOLVED THROUGH MEDIATION OR ARBITRATION.

PROPERTY DETAILS

Total Rooms	10
Bedrooms	5
Baths Full	4
Baths Half	1
Year Built	2024
Type	Single Family
Block Number	4303
Listing #	590988
Taxes	

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 hooku...

PROPERTY FEATURES

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

CONTACT



Ask for Brian Kolmer
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-425-1391
Email to: bk@bergerrealty.com

Scan to see Property page.

