



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. MATERIALS	2.1. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
3. FINISHES	3.1. INTERIORS SHALL BE FINISHED WITH PLYWOOD SHEATHING AND GYPSONUM BOARD.
4. MECHANICAL	4.1. MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL CODE (IMC).
5. ELECTRICAL	5.1. ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC).
6. PLUMBING	6.1. PLUMBING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE (IPC).
7. HEATING, VENTILATION AND AIR CONDITIONING (HVAC)	7.1. HVAC SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL CODE (IMC).
8. ROOFING	8.1. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL ROOFING CODE (IRC).
9. EXTERIOR FINISHES	9.1. EXTERIOR FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL EXTERIOR FINISHES CODE (IEFC).
10. OTHER	10.1. ALL OTHER WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).

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 1/2 bathrooms, high ceilings, Smart toilet in the master bath, LVT throughout the house, an EV hooku...

PROPERTY FEATURES

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

CONTACT



Ask for James Monteleone
Berger Realty Inc
109 E 55th St., Ocean City
Call:
Email to: jfm@bergerrealty.com

Scan to see Property page.



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