



4301 Central Ave, Sea Isle City, NJ, 08243

Price \$2,199,000.00

146 43RD STREET



WORKING DRAWINGS  
SEPTEMBER 11, 2024

1. GENERAL NOTES	1.1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE NATIONAL ELECTRICAL CODE.
2. MATERIALS	2.1. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. FINISHES	3.1. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
4. MECHANICAL	4.1. MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. ELECTRICAL	5.1. ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
6. PLUMBING	6.1. PLUMBING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE.
7. ROOFING	7.1. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
8. EXTERIOR	8.1. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
9. INTERIOR	9.1. INTERIOR FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
10. OTHER	10.1. ALL OTHER WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS.

### PROPERTY DETAILS

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

### 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 Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Gas-Natural	Central
Water Public	Sewer Public Sewer		

### CONTACT



Ask for Kevin Halliday  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-425-7423  
Email to: keh@bergerrealty.com

Scan to see Property page.



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