



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 INTERNATIONAL BUILDING CODE (IBC).
2. PERMITS	2. ALL PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCING 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 CONTRACTOR SHALL MAINTAIN A CURRENT GANTT CHART AND SUBMIT IT TO THE ARCHITECT FOR REVIEW.
8. SAFETY	8. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
9. QUALITY CONTROL	9. THE CONTRACTOR SHALL MAINTAIN A QUALITY CONTROL LOG AND SUBMIT IT TO THE ARCHITECT FOR REVIEW.
10. CLOSEOUT	10. ALL WORK SHALL BE COMPLETED AND INSPECTED TO THE SATISFACTION OF THE ARCHITECT.

### 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 Mark Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-437-4142  
Email to: mkj@bergerrealty.com

Scan to see Property page.



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