



*Priced at*  
**\$2,849,000**

## About the Property

Discover the epitome of coastal living with this stunning new construction single-family home, ideally located just one block to the beach! Spanning over 3,860 sq ft of highly upgraded living space, this residence boasts luxury that caters to your every desire, exceptional upgrades which OTHER developers would make you pay extra for. And imagine entertaining family and friends on the expansive 700 square feet of deck space, taking a refreshing dip in your heated private in-ground pool, complete with integrated smart app controls for effortless enjoyment, or accessing all levels of your home with a convenient elevator that provides seamless access to every level, including ground access for enhanced accessibility. The thoughtful layout includes 2 master bedroom suites and a junior suite, 5

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**Give me a call!**

[www.monihan.com](http://www.monihan.com)

## Features

- 4 Bathroom
- Deck
- Cable TV
- Outside Shower
- Living Room
- Dining Area
- 5 Bedroom
- Fenced Yard
- Sidewalks
- In Ground Pool
- Eat-In-Kitchen
- Pantry

**Features Included In Sale Price**  
7704 Atlantic Ave, Wildwood Crest, NJ 08260

- Single Family Home Specifications-**
- 5 Bedrooms, 4.5 Baths
  - 3860 Approximate Square Feet of Living Space
  - 642 Approximate Square Feet of Exterior Decks
  - Total Approximate 4,502 Square Feet +
  - 2 Car Garage (Side by Side Parking)
  - 1 Block To The Beach

- Kitchen-**
- 4 Piece GE Cafe Appliance Package
    - 36" 5 Burner Gas Stove
    - 36" Refrigerator
    - Microwave Drawer
    - Dishwasher
  - Beverage Fridge
  - Custom Built Hood Above Range
  - Soft Close Upgraded Cabinetry
  - Pull Out Trash Can Drawer
  - Upgraded Cabinet Hardware
  - Under Cabinet Lighting
  - Tile Backsplash
  - Quartz Countertop
  - Oversized Island w/ Seating
  - Pendant Lighting Over Island
  - Stainless Steel Sink w/ Garbage Disposal
  - Bar Sink in Island

- Living Area-**
- Custom Interior Paint
  - Upgraded Trim Package including Wood Work, Crown Molding, Chair Rail, etc.
  - Custom Gas Fireplace w/ Mantel
  - Upgraded Luxury Vinyl Flooring Throughout
  - Pre-Wired Cable Outlets
  - Raised Panel Interior Doors

- Bedrooms-**
- 2 Master Suites w/ Private Full Bath, Custom Glass Shower Doors, Upgraded Tile Throughout and full walk-in closets, and Vaulted Ceilings w/ Recessed Lighting
  - 1 Junior suite w/ Private Full Bath, Custom Glass Shower Doors, Upgraded Tile Throughout
  - Ceiling Fans in All Bedrooms
  - Upgraded Luxury Vinyl Flooring Throughout

Page 1 of 2

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- Bathrooms**
- Upgraded Tile in all Bathrooms and Showers
  - Upgraded Cabinetry
  - Double Sinks in All Full Baths
  - Custom Glass Shower Doors
  - Granite or Quartz Countertops
  - Upgraded Plumbing in Showers

- Outdoor Features**
- Anderson 400 Series Double Hung Windows
  - Multiple Entrances including Foyer, Garage, Side and Elevator
  - Hardie Plank & Shingles Siding
  - Grand Manor Shingle Roof w/ metal roof accents
  - Fiberglass Decks w/ Lighting & Upgraded Handrails
  - Custom Exterior Tiled Shower w/ Bench and Lighting
  - Composite Fencing w/ Gate
  - Multiple Hose Bibs
  - 2 Car Garage Door w/ Opener
  - 2 Additional Off-Street Parking Paver Driveway

- Lighting Features**
- Recessed lighting throughout
  - Exterior soft accent lighting
  - Ceiling fans in all bedrooms
  - Exterior recessed lighting on decks
  - Accent lighting in bedrooms
  - Chandelier Fixture in Dining Room
  - Accent lighting on exterior Stairs

- Additional Features**
- 2 Tankless Hot Water Heaters
  - 200 Amp Electric Service
  - 4 Stop Elevator Servicing All Levels w/ Ground Access
  - Large, Heated, In-ground POOL with integrated smart APP controls
  - 2 zone HVAC System
  - Laundry Room w/ Side by Side Washer & Dryer on 2nd floor
  - Laundry Closet with Stackable on 1st floor
  - Central Vac System throughout

Page 2 of 2