

# Childers

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### BRICK

Magnificent, gated 1.4-acre riverfront property boasts 250 ft. of river frontage, 3 docks & spectacular panoramic views of the Metedeconk River. This exquisite custom home offers 17,000+ sq. ft. of luxurious living space including 7 bedrooms, 11 full & 2 half baths, living room, gourmet kitchen, family room, library, 2 bars, formal dining room, game room, theatre, gym, wine cellar, plus a separate apartment for staff. Multi-tiered balconies overlook the pool w/waterfall & hot tub. Proudly offered at **\$5,999,000**. Call Aileen Starkey-Casalino or Aileen Starkey, 732-714-7900



### MANTOLOKING

Exquisite bayfront home, designed by John Lederer, features 4/5 bedrooms, a 1st floor master bedroom suite w/fireplace, 4 full baths, 2 half baths, kitchen by William Ohs, beautiful architectural detailing, wide-plank random width oak floors & built-ins throughout. The 1st floor great room has a floor to ceiling stone fireplace & affords sunset views over Barnegat Bay. A verdant expanse of lawn overlooks the bay & pristine backdrop of protected land directly across. There is a unique black-bottom pool & beautiful custom landscaping that provides a private setting. Proudly offered at **\$5,600,000**. Call Susan Laymon, 732-295-2008





### MANTOLOKING

Spectacular waterfront 9 bedroom, 8.5 bath custom Shore Colonial boasts 140 ft. of unobstructed bay views & a salt water pool. This one-of-a-kind home features a combination of brilliant colors that accent floor to ceiling views of the water, 8-inch-wide antique white oak floors, a designer eat-in kitchen w/center island, large exercise room & the ultimate bar/great room w/beamed ceilings & fireplace. Walk to the beach or take a boat ride on Barnegat Bay. Proudly offered at **\$5,500,000**. Call Jane White or Laurence White, 732-295-2008



### MANTOLOKING

Experience the ambiance of open water views as you enter this exquisite 5 bedroom, 6.5 bath Dutch Colonial that was completely renovated in 2014 & equipped w/stamped concrete floors that stay cool in the summer & warm in the winter. The home was built in 2003 & combines the inspiration of 3 generations in creating an environment for family gatherings. There is a 1st floor master suite on the bay, 4 bedrooms w/full baths on the 2nd floor, in addition to a giant recreational room. Proudly offered at **\$4,850,000**. Call Jane White or Laurence White, 732-295-2008





### MANTOLOKING

New Coastal Craftsman design home on Barnegat Bay captures panoramic bay views & spectacular sunsets. This custom-designed waterfront home features 5/6 bedrooms, 3.5 baths, 2 master suites, plus a gourmet Shaker kitchen w/butler's pantry opening to a grand great room w/gas fireplace overlooking the bay. Enjoy bay breezes from all 4 balconies plus ocean views from the upper level. This FEMA flood compliant, handicapped accessible home offers a laundry center, 3-story elevator, 2-car garage, 75 ft. pier dock & sits on a 75 ft. x 150 ft. landscaped property w/room for a pool. Proudly offered at **\$4,450,000**. Call Maria Doyle, 732-295-2008



### NORMANDY BEACH

Spectacular custom Shore Colonial offers open Barnegat Bay views, an oversized property w/73 ft. sandy beach, riparian grant & a protected lagoon-front lot across the street. The home boasts 5 bedrooms, 4 full baths & an open floor plan offering a formal living room w/gas fireplace, chef's kitchen overlooking the great room, dining room & outdoor deck. Downstairs has den/office, pantry & storage closets. Upstairs features a sprawling master bedroom suite & 2 separate sleeping areas. O/S shower, 2-car garage & ample parking. Proudly offered at **\$2,499,000**. Call Jeffrey Childers, 732-793-5500





### NORMANDY BEACH

Custom designed home on nearly half an acre of prime bayfront property offers 6 bedrooms, 4.5 baths, an open floor plan offering a living room w/wood burning stove, dining area & kitchen, Florida room w/ indoor grill, laundry room & downstairs master bedroom. The 2nd floor consists of another master suite & 4 additional bedrooms. The exterior features a wraparound fiberglass balcony, front & rear mahogany porches, oversized 2-car garage, 180 ft. of vinyl bulkhead & 160 ft. deep-water dock. Home is FEMA flood compliant. Proudly offered at **\$2,495,000**. Call Jeffrey Childers, 732-793-5500



### MANTOLOKING

Meticulously maintained Custom home features 6 bedrooms, 4.5 baths, spacious formal living room & dining room, gourmet eat-in kitchen w/granite countertops & designer cabinetry, plus an exercise/studio room. The north wing master suite is accessed via circular stairs or elevator, which then connects to an outdoor patio w/ awning. The south wing has an elegant wooden spiral staircase that leads to a "widow's walk" offering a bar & water views. This property is a true celebration of craftsmanship in renovation. Proudly offered at **\$2,130,000**. Call Priscilla Hiby, 732-295-2008





### BAY HEAD

Lovely beach block 6 bedroom, 4 bath “Old Bay Header”, circa 1920’s, offers the interior charm of yesteryear, 3 levels of gracious living space, plus a large wraparound porch w/lake & ocean views. The 1st floor features hardwood floors, a spacious open living room, new kitchen w/9 ft. island, custom cabinets, granite counters & a seating area for 12, plus a new full bath. There is all new electrical wiring, copper plumbing, insulation, walls, 2-zone HVAC, 2 tankless water heaters & a maintenance-free exterior. FEMA compliant. Proudly offered at **\$1,995,000**. Call Theresa Alpaugh, 732-295-2008



### MANTOLOKING

Custom Nantucket-style 5 bedroom, 3.5 bath Shore Colonial offers impeccable quality & spacious living beautifully nestled in a prestigious & coveted location. Amenities include living room & dining room w/12 ft. lighted tray ceilings, master bedroom suite w/private deck overlooking the bay & elevator offering access to the garage & both levels of the home. Two levels of wraparound porches overlook majestic perennial gardens surrounding a yard that provides room for a pool. Proudly offered at **\$1,950,000**. Call Nancy Ness, 732-295-2008





### BAY HEAD

Newly constructed, custom-designed 5 bedroom, 4.5 bath Shore Colonial is in a prime location offering ocean views & comfortable outdoor living space. The open floor plan features kitchen opening to breakfast area, living room, wet bar, dining room & bonus 5th bedroom/den w/en suite full bath. Master suite boasts vaulted ceilings, balcony & 2 walk-in closets. Third floor rec room has access to rooftop deck w/ocean & bay views. Beautiful finishes throughout, FEMA flood compliant, elevator ready & room for a pool. Proudly offered at **\$1,899,000**. Call Jeffrey Childers, 732-793-5500



### SEASIDE PARK

This elegant Victorian-style home was rebuilt in 2004 & offers exquisite craftsmanship. Extraordinary features include a wraparound porch, stained glass, Blue Bahia counters, decorative moldings, elegant gas fireplace & a gourmet kitchen boasting top-of-the-line appliances, granite counter tops & custom cabinetry. There are 7 bedrooms including the ultimate master bedroom w/sitting room & French doors leading to a large deck w/ ocean views. Full finished basement w/kitchen, office, dorm room & full bathroom. Oversized 100 ft. x 100 ft. lot. Proudly offered at **\$1,895,000**. Call Sherry Iorillo, 732-793-8800





### BRICK

Metedeconk Riverfront, 6 bedroom, 5.5 bath Custom home embodies waterfront living at its finest. Full-length waterfront windows highlight the open design of the kitchen, dining & family room w/gas fireplace. A formal living room w/cathedral ceiling showcases a grand staircase. Three of the bedrooms are en suite & 3 are waterfront w/ private balconies. Master suite boasts a vaulted ceiling, master bath w/Jacuzzi tub & sliders to a large balcony. Spacious basement w/wet bar, game room & workout area. Trex decking, heated saltwater in-ground pool, bulkheaded beach & a 100 ft. dock w/boat lift. Proudly offered at **\$1,799,000**. Call Deborah Valente, 732-714-7900



### NORMANDY BEACH

Recently updated 5 bedroom, 2 bath Cape style home is located in a truly spectacular bayfront location offering unobstructed views of Barnegat Bay. The home features an expansive main level encompassing a new custom-designed nautical kitchen w/quartz countertops, dining area, formal living room area, plus an "old shore" family room w/wood burning fireplace & sitting area overlooking the bay. Exterior includes a soft sandy beach, sprawling Trex deck, deep-water dock, O/S shower & 1-car garage. Proudly offered at **\$1,799,000**. Call Jeffrey Childers, 732-793-5500





### BRICK

Enjoy spectacular river views from this Custom 4,531 sq. ft. Metedeconk riverfront home offering 5 bedrooms, 4 full baths, an open floor plan, large living room w/wet bar & sliders to deck, plus a raised dining room. The impressive great room w/magnificent woodwork, stone fireplace & beamed vaulted ceiling leads to a stunning four-season sun room. The gourmet kitchen features maple cabinetry, granite counters, center island w/cooktop & dining area w/sliders to deck. Third floor bonus room plus full walkout basement w/bar. Property has boathouse, pier w/boat-lift & multi-level decks. Proudly offered at **\$1,775,000**. Call Kathleen Fazio, 732-714-7900



### MANTOLOKING

Exceptional opportunity to enjoy the most beautiful bay views from the wraparound deck of this recently constructed 5 bedroom, 3 bath Colonial that sits high on pilings & is FEMA compliant. Accessed via a private road the 100 ft. x 116 ft. bayfront property has a deeded riparian grant & offers room for a pool, gardens or expansion. Located close to the beach & yacht club. Proudly offered at **\$1,670,000**. Call Susan Laymon, 732-295-2008





### TOMS RIVER

Historic Stoutenburg-Minturn House, built in 1868, sits on almost an acre of prime village property offering magnificent river views. The present owners have made every effort to preserve the historic charm of the building, which has recently been converted into medical/professional offices. This location is zoned Village Seaport providing various retail or service uses, or temporary walls could easily be removed to allow open space for a restaurant. Plenty of parking, plus room for parking expansion. Proudly offered at **\$1,600,000**. Call Nancy French, 732-341-2525



### BAYVILLE

Spectacular 4 bedroom, 3.5 bath, 4,500 sq. ft. Shore Colonial sits on approximately half an acre of land overlooking a protected cove & sandy beach. This beautiful home features floor-to-ceiling windows that offer expansive views of the river. Amenities include kitchen w/granite counters & high-end SS appliances, 2 gas fireplaces, partial solar, outdoor kitchen, saltwater pool, deep-water dock & composite deck. Home has been raised above FEMA standards. Proudly offered at **\$1,600,000**. Call Lara Walsh, 732-793-5500





### **MANTOLOKING SHORES – BRICK TWP**

Stunning custom-built lagoon front home offers 6 bedrooms, 5 full bathrooms & boasts an open floor plan perfect for entertaining that includes a living room, dining area & high-end chef's kitchen w/marble counter tops. There is an expansive master bedroom w/en suite full bathroom, plus an upper level recreation area featuring a wet bar, full bath, bonus room & balcony. The exterior includes a large back deck overlooking a deep-water lagoon, vinyl bulkhead, O/S shower, 2-car attached garage & front porch. Home is FEMA compliant & seller financing available. Proudly offered at **\$1,595,000**. Call Jeffrey Childers, 732-793-5500



### **SOUTH MANTOLOKING – BRICK TWP**

Oceanfront living in a private beach association & panoramic ocean views can be enjoyed from this 6 bedroom, 3 full bath home featuring an open floor plan that includes a recently renovated kitchen w/cherry cabinets & granite counters, opening to a dining area & living room w/wood-burning fireplace. Finished ground level offers basement/garage, rec area, mudroom, storage & full bath w/direct outside access. The 50 ft. x 125 ft. lot is protected by DOT steel wall & provides ample off-street parking plus room for expansion. Proudly offered at **\$1,595,000**. Call Jeffrey Childers, 732-793-5500





### NORMANDY BEACH

Beautiful waterfront Shore Colonial offering open Barnegat Bay views includes 4 bedrooms, 3 full baths & boasts an open floor plan featuring an updated kitchen w/granite counters, den w/gas fireplace & a great room w/double-sided gas fireplace, vaulted ceilings & a wall of windows overlooking the water. The home was recently lifted above new FEMA flood elevation requirements & offers many recent updates. Exterior includes multi-level Trex deck, heated in-ground pool, 108 ft. of water frontage & circular driveway. Proudly offered at **\$1,425,000**. Call Jeffrey Childers, 732-793-5500



### NORMANDY BEACH

Stunning 4 bedroom, 2.5 bath Cape style home in an ideal bayfront location features a designer kitchen w/ granite counters, living room w/vaulted ceiling & gas fireplace, plus a dining room overlooking Barnegat Bay. There is a ground floor master suite, laundry room & a 2nd floor family/rec room. The spacious back yard boasts a saltwater heated in-ground pool w/patio area, O/S shower & deep-water dockage w/boat lift. Proudly offered at **\$1,399,000**. Call Jeffrey Childers, 732-793-5500





### OCEAN HEIGHTS – SOUTH MANTOLOKING, BRICK TWP

Beautiful, mint condition, ocean block 4 bedroom, 3.5 bath Shore Colonial on an oversized lot welcomes you w/ an inviting front porch. Features include a living room w/wood-burning fireplace & solid maple floors that flows to a custom kitchen w/granite counters, top-of-the-line appliances & breakfast bar, plus a dining area & large family room w/built-ins. Master bedroom suite offers a deck & balcony w/ocean views. Covered rear porch, back yard patio, Timberline roof & Anderson hurricane windows. Proudly offered at **\$1,349,000**. Call Michele Marancik, 732-793-5500



### POINT PLEASANT BEACH

Newly constructed 4 bedroom, 3 bath Custom home offers every amenity & is a classic example of coastal charm at its finest. The architectural design provides an open floor plan that includes a grand main living area & spacious family room w/wide-planked hardwood floors, custom moldings, gas fireplace & French doors opening to a large covered balcony w/ocean views. The gourmet chef's kitchen offers fine custom cabinetry, center-island & beautiful granite counters. Built w/master craftsmanship to meet current FEMA coastal standards & located in the scenic south end of town. Proudly offered at **\$1,290,000**. Call Maria Doyle, 732-295-2008







### NORMANDY BEACH

Spacious 6 bedroom, 3.5 bath Colonial-style home in sought after "L" location provides great water views down 2 lagoons plus 60 ft. of water frontage. The home offers an open living/dining room w/wood burning fireplace, eat-in kitchen, 2 master bedroom suites, office, laundry room & walk-in attic. The exterior features a covered deck overlooking the water, waterfront balcony, O/S shower, 2-car garage & ample parking. Located just 3 blocks to the beach & 2 blocks to the community bay beach & playground. Proudly offered at **\$1,250,000**. Call Jeffrey Childers, 732-793-5500



### ORTLEY BEACH – TOMS RIVER TWP

High volume 120-seat Restaurant & Pancake House in a terrific location is an excellent investment opportunity & income producer. The restaurant includes all newer equipment plus air conditioning & heat. The property includes a 3 bedroom apartment, plenty of storage & a deck to relax on. The business is open 7 days a week from mid-June through Labor Day & on weekends in May, early June & early September. Proudly offered at **\$1,200,000**. Call Patricia Teresak, 732-793-5500 or Harold "Budd" Rall, 732-793-8800





### MILLSTONE

Impressive, one-of-a-kind 5 bedroom, 5.1 bath Custom home provides elegant yet inviting living space, plus the added bonus of an optional business suite or separate living quarters for extended family. Exceptional craftsmanship is evident throughout this home that boasts a magnificent grand staircase, great room/living room w/hardwood floors, oversized kitchen, plus a sunroom w/fireplace & wraparound windows. The finished basement has a kitchenette & fireplace. Located on more than 4 acres of land on a quiet cul-de-sac that offers a private setting & a spectacular landscape. Proudly offered at **\$1,199,999**. Call Tracey Klehr, 732-714-7900



### BRICK

Large, beautiful riverfront home in Sandy Point offers panoramic views of the Metedeconk River & Barnegat Bay. Custom-built 6 bedroom, 5.5 bath Colonial features an open floor plan, 2 spacious master suites w/en suite baths & sliders to deck overlooking the river, plus 1st floor guest suite/maid's quarters, a covered terrace, O/S shower & Riparian lease. Optional association membership for private beach & boat ramp access. Proudly offered at **\$1,195,000**. Call Carol Duffy, 732-295-2008





### **MANTOLOKING SHORES – BRICK TWP**

Beautiful 4 bedroom, 3 bath waterfront Cape offers a newly re-done downstairs level that includes hardwood floors, a newer eat-in kitchen w/large center island & granite countertops, living room, dining room & family room w/sliders leading to a spacious deck w/awning overlooking the water. A fenced-in upper deck area leads to a step-down dock w/water & electric hookups. There is an attached garage & double-width paver driveway. Proudly offered at **\$1,150,000**. Call Patricia Teresak, 732-793-5500



### **SOUTH MANTOLOKING – BRICK TWP**

Ocean block Shore Colonial style home, on an oversized lot across the street from the beach access, features 5 bedrooms, 2.5 bathrooms, a newly updated kitchen, formal living room w/wood-burning fireplace, family/dining room & laundry room. There is a downstairs master suite w/full bath & attached bonus room, plus an upstairs master suite w/walk-in closet & attached bonus room w/nice ocean views. Exterior features a balcony w/ocean views, attached garage, O/S shower, patio, plus room for a pool. Proudly offered at **\$1,049,000**. Call Jeffrey Childers, 732-793-550





### TOMS RIVER

Newer construction 4 bedroom, 3 bath riverfront Colonial, in the Haines Cove section of the Village of Toms River, features an open floor plan that opens to a wonderful deck w/an eastern exposure plus a private dock. The 1st level boasts a huge 31 ft. x 25 ft. great room, a well-appointed kitchen w/a huge granite top island, plus a spare bedroom & full bath. There is a 2nd level master suite w/private deck, an upstairs laundry room, plus gas heat & central A/C. Proudly offered at **\$999,900**. Call Nancy French, 732-341-2525



### TOMS RIVER

Secluded waterfront Custom 4 bedroom, 3.5 bath home, offering magnificent open water views from almost every room, is nestled on a large .429 acre property that includes a sandy beach, dock, pool & multi-level decks. The home features a spacious, well-appointed eat-in kitchen w/top-of-the-line SS appliances, formal living room w/fireplace, formal dining room, plus 1st floor master bedroom w/master bath. The upstairs boasts a wonderful loft, master bedroom w/private deck & huge master bath, plus 2 additional bedrooms. Proudly offered at **\$969,000**. Call Nancy French, 732-341-2525





### LAVALLETTE

Spacious, classic Shore Colonial located on the beach block in the heart of town has 3 bedrooms, 2.5 baths, hardwood floors, large enclosed front porch, newer windows, basement, walk up attic & 2-year old roof. The rear cottage has a summer kitchen, 2 bedrooms & a full bath. There is an O/S shower & multiple outdoor areas to congregate. Located near shops, restaurants, beach & bay. Proudly offered at **\$950,000**. Call Elizabeth "Beth" Sartori, 732-830-2700



### NORMANDY BEACH

Custom-designed, lagoon front 4 bedroom, 3.5 bath Cape is nearly 2,800 sq. ft. & sits on an oversized lot overlooking Ellis Tide Pond. Features include formal living room w/vaulted ceiling & wood-burning fireplace, formal dining area, kitchen w/granite counters opening to a family room w/wet bar, vaulted ceiling & gas fireplace, plus a loft rec area on the 2nd floor. Large back yard for entertaining offers a patio area, great water views, in-ground heated pool O/S shower & dock. Only 2 blocks to the beach. Proudly offered at **\$949,000**. Call Jeffrey Childers or Flora DeVoogd, 732-793-5500





### POINT PLEASANT BEACH

Two-Family home features a 1st floor unit offering 2 bedrooms, 2 baths, living/dining combo & laundry. The 2nd floor unit offers the same layout plus a huge vaulted bonus room. Upgrades include hardwood floors, 2 gas fireplaces, Andersen windows, Cedar Impressions siding, Trex deck, paver patio & driveways, attached garage & large workshop/storage room. Oversized corner lot provides Lake of the Lillies views & is a short walk to the beach. Great rental potential or option to convert to single family home. Proudly offered at **\$949,000**. Call Deborah Valente, 732-714-7900



### SOUTH MANTOLOKING – BRICK TWP

Estate-like setting offers a 4 bedroom, 4 bath Custom home on an oversized lot just one property from the ocean. The reverse living design maximizes ocean views from the 2nd level that features an open floor plan w/living room, dining area, kitchen & wraparound deck. There is a detached 2-car garage offering a guest suite w/bedroom, full bath & sitting area. Property features an exclusive private beach access via neighboring easement, ample off-street parking, 2 O/S showers, plus plenty of room for expansion. Proudly offered at **\$939,900**. Call Jeffrey Childers, 732-793-5500





### NORMANDY BEACH

Ocean block 6 bedroom, 3 bath Cape is a great family home located just 4 houses from the beach that features a large, sunny enclosed porch, a living room w/wainscoting, hardwood floors, built-ins & gas fireplace, a kitchen w/granite counters, plus a large dining room w/vaulted ceiling & built-ins. There is a bonus/rec room, plenty of storage, zoned gas heat, C/A & enclosed O/S shower. Enjoy ocean views from the upstairs balcony or entertain on the deck & large flagstone patio. Walk to shops, restaurants, bay beach & tennis courts. Proudly offered at **\$939,000**. Call Michele Marancik, 732-793-5500



### SEASIDE PARK

Enjoy phenomenal bay views from this 5 bedroom, 2 bath FEMA compliant home. Recently raised & remodeled amenities include a new kitchen w/granite counters, updated bathrooms, hardwood floors, 2-zone C/A & 3-zone gas heat. The house has solar panels that provide a low monthly electric bill plus additional income. The property includes a 1 bedroom, 1 bath guesthouse, plus an oversized garage w/plenty of storage. Close to restaurants, beach & marina. Proudly offered at **\$925,000**. Call Harold "Budd" Rall, 732-793-8800





### LAVALLETTE

Beach block two-family home on a beautifully landscaped lot features a front Cape-style house offering 4 bedrooms (2 on the main level), 1.5 baths, a bright updated kitchen, living room w/gas fireplace & side porch. The detached 2-car garage has an attractive 1 bedroom, 1 bath upstairs apartment w/kitchen, living room, private paver side yard & storage space. Both front & back homes have an O/S shower w/changing area & are being sold furnished. Plenty of off-street parking & within walking distance to beach, bay & shops. Proudly offered at **\$909,000**. Call Elizabeth "Beth" Sartori, 732-830-2700



### TOMS RIVER

Custom designed contemporary home offering panoramic water views features an open floor plan w/gourmet kitchen, dining area, great room w/fireplace, vaulted ceilings & a wall of windows overlooking Barnegat Bay. The home has 5 bedrooms (potential for 7), 3.5 bathrooms, billiards room, home gym, office, laundry room, sunroom w/hot tub. The exterior is designed for entertaining & offers a multi-level deck, full outdoor kitchen, granite bar, outdoor shower, outdoor half bath, multiple boat docks, jet-ski lift & one-car garage. Proudly offered at **\$899,900**. Call Jeffrey Childers, 732-793-5500





**CHADWICK BEACH ISLAND – TOMS RIVER TWP** Enjoy panoramic open bay views from this 4 bedroom, 3 bath A-Frame style home offering a newer eat-in kitchen & spacious living room, plus a balcony overlooking Barnegat Bay. The exterior provides an ideal setting for waterfront living that includes a 60 ft. of vinyl bulkhead, large deck, 2 wave-runner lifts & a dock w/riparian grant. Proudly offered at **\$899,000**. Call Jeffrey Childers, 732-793-5500



**SEASIDE PARK** Great income history & future potential for this well-maintained, 6-unit turnkey investment property, just 1 block from the ocean. Features include four 2 bedroom, 1 bath units & two 1 bedroom, 1 bath units, each w/living room & eat-in kitchen. Attached oversized garage offers plenty of storage, work shop/office & laundry facilities. Recent upgrades include new roof & vinyl siding. Three 1st floor units have been newly rebuilt. Detailed income & expense history upon request. Proudly offered at **\$895,000**. Call Mark E. Schilling, 732-793-8800



**TOMS RIVER** Spacious 4 bedroom, 3 full & 2 half bath custom Cape has been restored to perfection & offers an open floor plan that includes a well-appointed kitchen w/granite counters & center island w/prep sink. Amenities include 2 master suites, 3 fireplaces & built-ins. The manicured lot is landscaped for privacy & the fenced-in yard includes a heated in-ground pool featuring a triple water spill, beautiful lighting, plus a hot tub & gas fire pit. Close to the country club & charming downtown area. Proudly offered at **\$859,900**. Call Nancy French, 732-341-2525



**MANTOLOKING** Well-built 2 bedroom, 3 bath "cottage by the sea" provides a fantastic location for a weekend get-away, overflow for guests, or pied-a-terre. The open concept living, dining & kitchen area offer worry-free living & the oversized garage offers plenty of storage. The home is FEMA compliant, has a great rental history & is close to the beach & yacht club. Proudly offered at **\$850,000**. Call Jane White or Laurence White, 732-295-2008



**BRICK** This "hidden jewel" on the Metedeconk River offers superb amenities plus spectacular panoramic views from 4 levels including 4 bedrooms, 4 full baths, elevator, hardwood floors, gas fireplace & a spacious game room suite w/bar. Exterior features include a heated salt-water pool w/paver patio, multi-tier Timbertech decking w/ fireplace, glass railing, awning, 92 ft. dock w/13,500 lb. hydraulic boat-lift & vinyl bulkhead. Oversized 3-car garage w/car lift, plus lower level w/steel "I" beams. Proudly offered at **\$849,000**. Call Aileen Starkey-Casalino, 732-714-7900



**TOMS RIVER** This bay front home sits on one of the largest lots in Windsor Park & offers unparalleled views of the open bay. Contemporary design features 4 bedrooms, 3 baths, an open kitchen/dining room w/fireplace, a formal dining room & family room w/Jacuzzi. The property has a new bulkhead & in-ground pool for waterfront living at its best. Proudly offered at **\$825,000**. Call Jeffrey Childers, 732-793-5500





**BRICK** Unique 2,900 sq. ft. custom-built 4 bedroom, 2.5 bath estate-like residence provides continuous water views throughout, while the generous living space & contemporary floor plan display influence of a "Frank Lloyd Wright" design. Immerse yourself in the natural beauty of a 22 ft. x 46 ft. heated pool alongside a spacious deck. Redwood outdoor kitchen, sheltered boat slip w/ water, electric & riparian license, plus a back yard overlooking a protected wildlife refuge. Proudly offered at **\$799,900**. Call John Allyn or Cynthia Stiles, 732-341-2525



**SOUTH MANTOLOKING – BRICK TWP** Custom-designed Colonial home features 4 bedrooms, 2.5 baths, plus an open kitchen/family room w/fireplace, formal living room & formal dining room providing perfect entertaining space. There is a master suite w/ocean views & en-suite bathroom, plus a laundry room & 2-story foyer. This lovely home sits on a spacious fenced-in property w/in-ground pool, O/S shower, oversized garage & plenty of off-street parking. Home is FEMA compliant & is just steps from the beach & bay. Proudly offered at **\$799,000**. Call Jeffrey Childers, 732-793-5500



**PINE BEACH** Enjoy sunset views from this beautiful 4 bedroom, 2 full & 2 half bath riverfront home offering a beach, dock, boat slip & riparian lease. The home is in pristine condition & features updated kitchen & baths. Enjoy magnificent views from the living room w/ hardwood floors leading to a deck. Walk out basement features office, laundry room & storage, plus family room w/river views & access to deck & boathouse. Oversized paver driveway offers plenty of parking. Proudly offered at **\$779,000**. Call Kathleen "Kay" Boggiano, 732-341-2525



**SEASIDE PARK** Ocean block 3-unit property is on a 50 ft. x 100 ft. lot located just 6 houses from the beach & consists of 2 structures. The front home offers a lower 3 bedroom, 1 bath unit w/front porch. The upper unit in the front building has 2 levels including 6 bedrooms & 1.5 baths. The rear cottage has 3 bedrooms & 1 bath. There is ample outdoor space for all 3 units, off-street parking, plus 3 O/S showers. Great opportunity for a summer rental property, or for extended family. Proudly offered at **\$799,000**. Call Mark E. Schilling, 732-793-8800



**NORMANDY BEACH** Large lagoon-front property on an oversized lot, in the desirable Normandy Drive section, offers 75 ft. of water frontage & quick access to Barnegat Bay. Tear down the existing structure & build a beautiful new home, or lift & renovate the home to further enhance the view. Future new home will offer views of the bay & the lot offers ample room for a large home plus a pool. Property is being sold "As Is" & seller makes no representations. Proudly offered at **\$799,000**. Call Jeffrey Childers, 732-793-5500



**BRICK** Builder's custom home nestled on the Metedeconk River w/ private sandy beach offers 3 levels of waterfront living & stunning water views. Quality craftsmanship is evident throughout this 3 bedroom, 2.5 bath open concept home featuring kitchen w/peninsula & Silestone countertops, plus living & dining areas surrounded by river views & a cozy fireplace. Third level boasts a private master suite w/octagon vaulted ceiling, Jacuzzi tub & waterfront balcony. Multi-tier Trex decking & 90 ft. dock w/water & electric. Proudly offered at **\$779,000**. Call Deborah Valente, 732-714-7900





**SOUTH MANTOLOKING – BRICK TWP** Newly raised 3 bedroom, 2.5 bath ocean block home features an open floor plan offering a kitchen w/center island, living room, dining area, downstairs master bedroom w/en suite full bathroom, plus a laundry room. Relax on the traditional front porch, or entertain on the back deck w/seating area. Exterior has an oversized garage w/electric hook-up & ample off-street parking. Deeded access to private 14 member beach association. Proudly offered at **\$749,900**. Call Jeffrey Childers, 732-793-5500



**POINT PLEASANT** Masterfully designed 5 bedroom, 5 bath custom Contemporary on a 100 ft. x 111 ft. professionally landscaped lot is w/in walking distance to Riverfront Park. The home offers an expansive 3 island granite kitchen w/custom butler pantry, 2nd story opening to living space below, 4 zone gas hwbb heat, 2 C/A units, pellet stove, solid oak 6 paneled doors, plus decorative moldings & trim throughout. Proudly offered at **\$749,000**. Call Nancy Scalabrini, 732-714-7900



**LAVALLETTE** Enjoy the captivating backdrop of picturesque water views from both levels of this 3 bedroom, 3 bath Townhouse in sought after West Point Cove. Features include a living room w/wood burning fireplace, kitchen w/breakfast counter, large master bedroom offering a fireplace, balcony overlooking the water & en suite master bathroom w/whirlpool tub, skylight & stall shower. There is a garage, private patio on the bayside w/retractable awning, plus a deeded boat slip. Proudly offered at **\$749,000**. Call Elizabeth "Beth" Sartori, 732-830-2700



**ORTLEY BEACH – TOMS RIVER TWP** Beautiful lagoon-front 5 bedroom, 3 bath Colonial-style home offers a kitchen w/granite counters & center island, living room w/gas fireplace, dining room, an open & airy floor plan that flows to the outdoor deck for entertaining, plus a 40 ft. dock offering easy access to the open bay. This home has a great rental history & will not disappoint. Proudly offered at **\$748,000**. Call Ellen Maurer, 732-830-2700



**NORMANDY BEACH** Ocean block truly classic Cape-style home plus a guest cottage on a large 60 ft. x 100 ft. lot. Built in 1939, the main house offers 5 bedrooms, 1.5 baths, an enclosed front porch, living room w/wood-burning fireplace, dining room & kitchen. There are original wood floors, beamed ceilings & wood walls throughout the 1st floor, plus new C/A, gas furnace & HWH in 2013. The rear cedar shake cottage was totally renovated in 2013 & consists of 1 bedroom, 1 bath, a loft & attached storage area. Proudly offered at **\$725,000**. Call Michele Marancik, 732-793-5500



**ISLAND HEIGHTS** Inviting 4 bedroom, 3 full bath custom Colonial is an entertainer's delight that offers an open concept layout & 2-story foyer. Amenities include all Brazilian teak hardwood flooring throughout, 9.5 ft. ceilings, wood-burning stove, central vacuum & plantation shutters. The kitchen boasts high-end appliances, wine cooler, Rain Soft water system, bar sink & tile back splash. First level has a 4th bedroom or office/nanny room. Exterior features include a covered deck, an open deck, plus Certaineed Vinyl Impression shake siding. Proudly offered at **\$699,000**. Call Colleen "Jill" Burt, 732-341-2525





**ISLAND HEIGHTS** Enjoy fabulous river views from this stately 5 bedroom, 3.5 bath Victorian home that sits high on a hill directly across from the Toms River. This prime location boasts a southern exposure that provides natural light throughout the day. There is additional access to the home from a rear alleyway & the property offers many possibilities. Proudly offered at **\$599,000**. Call Colleen "Jill" Burt, 732-341-2525



**LAVALLETTE** Charming 3 bedroom, 2.5 bath Townhouse features living room w/wet bar, dining room/family room combo, kitchen w/ granite counters, private deck & private O/S shower. The Nantucket-style complex has only 4 units & is located on the ocean side in the heart of town w/in walking distance to shops & restaurants. All updated furnishings, contents & electronics are included. This home offers a terrific rental history & 2 assigned parking spaces in front of the unit. Proudly offered at **\$685,000**. Call Margaret Peterson, 732-793-5500



**NORMANDY BEACH** Extraordinary 4 bedroom, 2 bath Shore Colonial in the "Normandy Nine" section is located just 1.5 blocks from the beach & has been raised & nicely remodeled inside. The 1st floor features a new kitchen w/quartz counters & tile floor, living room w/gas fireplace, plus 2 bedrooms & a full bath. The 2nd floor offers 2 bedrooms, 1 bath & a bonus loft area. There is great space under the house for entertaining or relaxing, plus a new grill & arbor. Proudly offered at **\$679,900**. Call Flora DeVoogd, 732-793-5500



**ISLAND HEIGHTS** Beautiful & historic Victorian home, located just steps to the river, was built in 1890 & has been totally renovated. This 5 bedroom, 2.5 bath home offers wonderful views of the river from the inviting front porch, living room & master bedroom, plus 3 levels of comfortable living space. Renovations include new roof, new electrical, new boiler, new central air & new baths. Proudly offered at **\$679,900**. Call Nancy French, 732-341-2525



**WEST POINT ISLAND – LAVALLETTE** Charming Cape that's just a short walk from the bay beach is an affordable & welcoming 4 bedroom, 2 bath home that combines function & privacy for easy shore living. Heated in-ground pool surrounded by concrete, w/patio & O/S shower, plus a large garage that offers potential for conversion to a pool house. The yard is beautifully manicured w/perennials for easy maintenance. Proudly offered at **\$669,900**. Call Elizabeth "Beth" Sartori, 732-830-2700



**LAVALLETTE** Enjoy lovely bay views from this beautiful Custom home, built in 2015, located just 1 block from the beach & bay. The 1st level includes the living room, kitchen/dining area, sunroom, master bedroom & full bath. The 2nd level offers 2 bedrooms, a full bath & sitting area. The exterior has vinyl siding, a composite deck, plus a paver area for patio space or additional parking. Walk to beach, bay, shops, gazebo, pier dock & restaurants. Proudly offered at **\$665,000**. Call Elizabeth "Beth" Sartori, 732-830-2700





**SOUTH SEASIDE PARK – BERKELEY** This wonderful 3-family property consists of three 2 bedroom, 1 bath, 2-level units each with new hardwood floors, a separate electric meter & 2 entrances. The home offers many possibilities for rental income & sits on a large 50 ft. x 100 ft. lot that provides ample off-street parking. Located just a short block from the beach, near restaurants & 2 blocks to Island Beach State Park. Proudly offered at **\$659,000**. Call Mark E. Schilling, 732-793-8800



**POINT PLEASANT** Impressive 4 bedroom, 2.5 bath Colonial to be built in Bay Head Shores by a local, well-known builder will offer quality construction that includes a fabulous front porch, 9 ft. ceilings on the 1st level, hardwood floors, an open floor plan w/fireplace in great room, gourmet kitchen w/granite counters, spacious master suite w/elegant master bath, plus optional finished attic/bonus room. This FEMA compliant home will be built on a 78 ft. x 117 ft. lot in an outstanding neighborhood w/optional private beach association. Proudly offered at **\$639,000**. Call Evelyn Shippee, 732-295-2008



**TOMS RIVER** Pristine Windsor model in prestigious Tallymawr features 5 bedrooms, 3.5 baths, gleaming hardwood floors, formal, living & dining rooms, kitchen w/breakfast nook, plus 1st floor bedroom. The sunken great room boasts a gas fireplace surrounded by a cascading wall of windows showcasing the private back yard oasis complete w/in-ground pool. The master bedroom includes a sitting room/office, spacious walk-in closet & full bath w/spa tub. Direct entry 2-car garage & full basement. Proudly offered at **\$629,900**. Call Cynthia Stiles, 732-341-2525



**BRICK** Exceptional 5 bedroom, 3 bath home on a private professionally landscaped acre of land offers many amenities including a recently remodeled kitchen w/granite countertops & high-end cabinets, updated bathrooms w/tile & granite, newer 2-zone gas furnace, new 2-zone C/A, plus digital security system. Exterior features a large deck surrounding the in-ground heated pool, new Timberline roof w/11 skylights, plus detached 2-car garage w/plenty of attic storage. Proudly offered at **\$625,000**. Call Harold "Budd" Rall, 732-793-8800



**LAVALLETTE** Tasteful & impeccable 3 bedroom, 2.5 bath end unit Townhouse offers ocean views & an open floor plan featuring a newer kitchen w/granite & stone counters, living room & dining area w/decorative molding & sliders to a balcony, plus a master bedroom w/vaulted ceiling & en suite bath. Walk to nearby shops, restaurants, beach & bay. Proudly offered at **\$625,000**. Call Elizabeth "Beth" Sartori, 732-830-2700



**LAVALLETTE** Recently remodeled, spacious 3 bedroom, 2 bath ocean block condominium features reverse living w/an open concept design, kitchen w/brand new granite counters, pantry & new SS appliances, living/dining area w/sliders to a balcony, plus new tile floors in the kitchen & baths. There is a den/living space that could be used as a 4th bedroom, a 1-car garage, off-street parking, O/S shower & an exterior area for grilling. The condo is ideally situated on the New Jersey Avenue ocean block side. Proudly offered at **\$589,900**. Call Nancy Graves, 732-830-2700





**OCEAN BEACH I – TOMS RIVER TWP** Beautiful Custom home that is just steps from the beach & has been built to the highest construction standards. This distinctive home has an inviting, comfortable & functional flow that includes a modern elegant kitchen, which is open to the dining area & living room w/plantation shutters. There are 3 lovely bedrooms & 2 full baths, plus wide plank laminate floors throughout. The home is on owned land and is FEMA compliant based on the latest maps. Proudly offered at **\$589,000**. Call Elizabeth “Beth” Sartori, 732-830-2700



**SEASIDE PARK** Ocean block 4 bedroom, 2 bath Shore Colonial offers Multi-family or Mother-daughter functionality that can easily be converted to a single family home. Level 1 offers an enclosed front porch, spacious living/dining combo, 2 bedrooms, kitchen, newer bath & storage. Level 2 features kitchen w/peninsula opening to living room, plus 2 bedrooms & newer bath. Third level walk-up attic w/ vaulted ceiling has great potential. Spacious yard has 2 O/S showers, shed & ample off-street parking. Proudly offered at **\$589,000**. Call Deborah Valente, 732-714-7900, or Mark E. Schilling, 732-793-8800



**SEASIDE PARK** Walk to the beach from this ocean block 3 bedroom, 2.5 bath seashore getaway. The home features an updated kitchen w/ granite counters & tile floors, an open living area, den, HWBB heat, 2 decks & cedar siding. Hot water heater & C/A unit were replaced in 2013. Basement & shed offer plenty of storage. Proudly offered at **\$560,000**. Call Sherry Iorillo, 732-793-8800



**TOMS RIVER** Located in the sought after Village Seaport zone, this historic property that was once a Captain’s house offers river views & plenty of potential. The property is presently being used as an art gallery & framing studio, plus it includes 2 residential rental income units. The charming building has wonderful curb appeal & the location provides great visibility. Proudly offered at **\$499,900**. Call Nancy French, 732-341-2525



**SEASIDE PARK** Well-built Custom 5 bedroom, 2 full bath home in a great location features a large eat-in kitchen, new gas heat, new C/A, washer & dryer, plus a bedroom & bath on the 1st level. There is an oversized 2-car garage w/plenty of storage. Located just a short walk to the beach & close to the bay offering a boat ramp, plus a pier for fishing & crabbing. Proudly offered at **\$499,500**. Call Harold “Budd” Rall, 732-793-8800



**ORTLEY BEACH – TOMS RIVER TWP** Waterfront 3 bedroom, 3.5 bath Townhouse in Bay Commons offers exceptional bay views. The 1st level includes a 2-car garage, full bath & access to patio, grill, dock w/2 deeded boat slips & a heated in-ground pool area. Enjoy picturesque views from the 2nd level featuring a kitchen, dining area & living room boasting a wall of windows, plus an attached private deck w/retractable awning. There is central air, gas HWBB heat & only 5 units in the complex. Proudly offered at **\$499,000**. Call Elizabeth “Beth” Sartori, 732-830-2700





**SOUTH SEASIDE PARK – BERKELEY** Lovely 3 bedroom, 2 bath Condominium features an upgraded kitchen w/SS appliances, granite counters, tiled backsplash & driftwood-colored cabinets. Family room boasts gas fireplace & recessed lighting. Outdoor area offers a storage unit, outdoor shower & parking for 2 cars. Located just steps to the ocean & received no storm damage. Proudly offered at **\$499,000**. Call Mark E. Schilling, 732-793-8800



**ORTLEY BEACH - TOMS RIVER TWP** Enjoy amazing ocean views from this 2 bedroom, 1 bath upper level Condominium that has a balcony spanning both bedrooms & offers ocean views from both the living room & kitchen. The popular Waldorf complex provides a family friendly atmosphere that includes a pool, rinsing stations, access to the beach, snack shack, laundry facility & off-street parking (plus additional in rear). Proudly offered at **\$495,000**. Call Elizabeth "Beth" Sartori, 732-830-2700



**POINT PLEASANT** Well-maintained 4 bedroom, 2 bath Shore Colonial-style home is only 5 blocks from the beach in a desirable "east of the canal" location. The home features a front sitting room, formal living area, open kitchen/dining & a large family room. The exterior offers a sprawling back deck, O/S shower, detached 1-car garage & ample off-street parking. Short distance to downtown restaurants, shopping & train station. Proudly offered at **\$479,900**. Call Jeffrey Childers, 732-793-5500



**LAVALLETTE** Exceptional 2 bedroom, 2 full bath Condominium is located just 1 block to the beach & offers a deluxe kitchen w/ granite counters & updated bathrooms. The exterior features Cedar Impressions siding, an attractive tin roof, plus a balcony. The complex boasts a newer free form in-ground pool, gas grill, laundry room & assigned off-street parking. This unit has a great rental history & small pets are allowed. Proudly offered at **\$479,000**. Call Harold "Budd" Rall, 732-793-8800



**TOMS RIVER** Relax on the secluded wraparound porch of this beautiful "new" Victorian home in the Cranmoor section. The home features 4 bedrooms, 2.5 baths & an open floor plan offering spacious rooms including an eat-in kitchen w/breakfast nook, living room, family room w/fireplace, plus a bonus 3-season room & bar room. The large fenced-in yard has a deck & plenty of room for a pool. Walk to the country club & enjoy downtown village living at its best. Proudly offered at **\$459,900**. Call Nancy French, 732-341-2525



**PINE BEACH** Mint condition 5 bedroom, 3 bath sought after Rinderer home is on a beautifully landscaped lot just blocks from the river. Relax on the front porch or enjoy over 2,600 sq. ft. of living space that includes formal living room, formal dining room, an open family room w/vaulted ceilings, plus a kitchen w/fireplace. There is a 1st floor bedroom, hardwood floors, 2-zone C/A, gas heat, a stamped concrete driveway, plus solar panels for savings on electric. Proudly offered at **\$449,900**. Call Nancy French, 732-341-2525





**BRICK** Spacious Colonial on a quiet cul-de-sac has been renovated from top to bottom & offers 4 bedrooms & 2.5 new baths, a new kitchen w/granite counters, living room w/cathedral ceiling, gleaming hardwood floors, sliders to back deck & full wall fireplace that leads to the formal dining room. Master bedroom has walk-in closet & balcony w/views. An attached studio apartment w/full bath, kitchen space & private entrance provides an ideal mother-daughter or in-law suite. Full basement, 2-car garage & large back yard. Proudly offered at **\$449,000**. Call Aileen Starkey-Casalino, 732-714-7900



**TOMS RIVER** Enjoy endless water views from this 4 bedroom, 3.5 bath Custom waterfront home overlooking Kettle Creek. The open floor plan has a mid-century modern feel & was designed to maximize the views. There are 2 master suites, including a 2nd story suite that offers an office/sitting room affording a private space w/extensive water vistas. Nearby beach provides option to join small private association. Proudly offered at **\$449,000**. Call Kathleen Murray, 732-341-2525



**NORMANDY BEACH** Spacious 2 bedroom, 2.5 bath interior unit Townhome is just 1 block from the beach & offers more than 1,500 sq. ft. of living space on 4 levels. Features include a living room w/wood-burning fireplace & built-ins, dining area, kitchen w/built-ins, a bonus loft area off the master bedroom, ground level family room, washer/dryer closet, central vacuum, ocean & bay views, 4 balconies, plus a back yard patio area. Oversized 1-car garage w/storage space, 1 assigned parking space & 2 additional visitor spaces. Proudly offered at **\$440,000**. Call Jeffrey Childers, 732-793-5500



**TOMS RIVER** Enjoy wonderful river views from this 2 bedroom, 2 bath totally renovated Ranch located in the Cranmoor section of the Village of Toms River. This lovely home offers a well-appointed kitchen, a spacious living room, wood floors & luxurious custom baths. The home was completely gutted & reconfigured, converted to gas heat & has new central air plus a new roof. Proudly offered at **\$439,900**. Call Nancy French, 732-341-2525



**SEASIDE HEIGHTS** New Sand Dollar Beach Condominium 2 end units each offer 3 bedrooms, 2.5 baths, kitchen w/granite counters, high end appliances & cabinets, hardwood floors, master bedroom w/large deck & bay views, C/A, gas heat, 2-car tandem garage, plus quality construction throughout. Small pets & rentals are allowed. Located just a short walk to the beach & boardwalk, also close to shopping & restaurants. Proudly offered at **\$399,000**. Call Harold "Budd" Rall, 732-793-8800



**SEASIDE PARK** Truly unique 2 bedroom, 1.5 bath Contemporary home, built in 2015, is located just 1.5 blocks from the beach & offers a sunny open floor plan that includes a kitchen w/custom cabinets & high-end appliances, opening to a living area w/sliders leading to a deck for entertaining. The master bedroom has sliders opening to a spacious upper deck to enjoy bay views & ocean breezes. Proudly offered at **\$399,000** Call Mark E. Schilling 732-793-8800





**SEASIDE HEIGHTS** New Sand Dollar Beach Condominium 3 middle units each offer 3 bedrooms, 2.5 baths, kitchen w/granite counters, high-end appliances & cabinets, hardwood floors, master bedroom w/ rooftop deck & bay views, C/A, gas heat, 2-car tandem garage, plus quality construction throughout. Small pets & rentals are allowed. Located just a short walk to the beach & boardwalk, also close to shopping & restaurants. Proudly offered at **\$394,000**. Call Harold "Budd" Rall, 732-793-8800



**SUNSET MANOR - TOMS RIVER TWP** Beautiful, fully renovated 2 bedroom, 1 bath Cottage has been impeccably maintained & features a kitchen w/granite counter tops & stainless steel appliances, living room, dining room, hardwood floors throughout, central air & gas heat. The exterior offers a spacious yard, off-street parking for several cars, storage shed & O/S shower. Proudly offered at **\$389,000**. Call Elizabeth "Beth" Sartori, 732-830-2700



**OCEAN BEACH III - TOMS RIVER TWP** Lovely 3 bedroom, 1 bath Cottage, on owned land, is larger than most & combines an open floor plan w/raised ceilings to provide a spacious feeling. There is plenty of parking in the driveway, plus additional parking on the street side. The home is being sold fully furnished & can be occupied quickly. Proudly offered at **\$389,000**. Call Elizabeth "Beth" Sartori, 732-830-2700



**MANCHESTER** Enjoy country living on 1.25 acres of manicured grounds that include flowering ornamental trees & perennials surrounded by serene woods. The custom 3 bedroom home boasts a newer kitchen w/hickory cabinets, front & side covered porches, cedar siding & a Timberline roof. The multi-level deck w/10 ft. gazebo & hot tub overlooks a fully fenced Grecian in-ground pool & shed. There is a detached Amish-style heated garage w/workshop & outside stairs leading to a heated bonus/studio room. Proudly offered at **\$384,900**. Call Cynthia Stiles, 732-341-2525



**CHADWICK BEACH - TOMS RIVER TWP** Recently elevated 4 bedroom, 1 bath Cape on the middle block w/in walking distance to the beach, local amenities & Barnegat Bay. Completely renovated home features an open floor plan encompassing the living room, dining area, & kitchen. Home lifted above the new FEMA flood regulations and has all new electric, plumbing, doors & HWH. Exterior features ample off-street parking, enclosed O/S shower & plenty of storage space. Proudly offered at **\$374,900**. Call Jeffrey Childers, 732-793-5500



**TOMS RIVER** Mint condition 4 bedroom, 2.5 updated bath custom Colonial, on a sprawling landscaped property in Brookside, features a living room, dining room, updated eat-in kitchen & large family room w/wood burning fireplace. Amenities include hardwood floors, large basement, natural gas heat, C/A, well for sprinkler system, in-ground pool & fenced-in yard. Centrally located offering access to beaches & GSP. Proudly offered at **\$374,900**. Call Nancy French, 732-341-2525





**BRICK** This true Mother/Daughter home has great curb appeal & a spacious interior offering 5 bedrooms, 3 full baths, 2 kitchens & 2 living rooms. The main level features a kitchen w/granite counters, hardwood floors throughout, living room w/gas fireplace, plus master bath w/Corian counters, dual sinks, stall shower & Jacuzzi tub. Basement level offers a full kitchen, 2 bedrooms & a large living room. Beautiful yard boasts gardens, sprinklers & shed w/electric. Proudly offered at **\$349,900**. Call Aileen Starkey-Casalino, 732-714-7900



**SEASIDE PARK** Great oceanside 1 bedroom, 1 bath summer getaway or starter home on the ocean side in the heart of Seaside Park. The 4,250 sq. ft. lot offers an opportunity to add a second story and expand, or build a brand new home just steps from the ocean. Plenty of off-street parking. Proudly offered at **\$349,000**. Call Mark E. Schilling, 732-793-8800



**POINT PLEASANT** Unique, oversized property, located just steps to the Riverfront Park, offers many possibilities & room for expansion. The 200 ft. deep lot provides privacy for the charming, 2 bedroom, 1 bath seashore Cottage featuring hardwood floors, a spacious eat-in kitchen & screened-in front porch. The "L" shaped lot also includes a detached 2-car garage w/loft plus a historic bungalow. Great potential for investment or family getaway. Proudly offered at **\$349,000**. Call Deborah Valente or Nancy Scalabrini, 732-714-7900



**ORTLEY BEACH – TOMS RIVER TWP** Fabulous, prime upper level Condominium offers ocean views, a pool & is just steps to the beach. This 2 bedroom, 1 bath unit has a large private balcony overlooking the ocean. Enjoy the on-premise amenities including pool, laundry, handicap accessible bathroom, shower, rinsing stations, snack bar, large wraparound sundeck & private parking. There is additional private guest parking nearby w/coded access. Proudly offered at **\$332,900**. Call Elizabeth "Beth" Sartori, 732-830-2700



**SOUTH SEASIDE PARK – BERKELEY** Enjoy the shore lifestyle in this 2 bedroom, 2 bath updated Island View condominium located just 1 block from the beach, 2 blocks from Island Beach State Park & a short distance to Barnegat Bay. Features include an open kitchen w/center island & new SS appliances, an open living/dining area & sliders leading to a spacious wraparound balcony w/southern exposure. The master bedroom offers a full private bath & private balcony. Proudly offered at **\$329,000**. Call Mark E. Schilling, 732-793-8800



**POINT PLEASANT** Quintessential 2 bedroom, 1 bath Seashore Cottage offers a spacious enclosed heated sunroom, living room w cedar paneling & coffered ceiling, newer windows, C/A, plus hardwood floors under carpeting in bedrooms & living room. Located in a secluded neighborhood just a short walk to Riverfront Park, river beaches, fishing dock & canal. Proudly offered at **\$299,900**. Call Deborah Valente or Nancy Scalabrini, 732-714-7900





**ISLAND HEIGHTS** Step back in time to fully appreciate the location, charm & character of this 2 bedroom, 2 full bath river block beach Cottage. The home has a welcoming front porch, hardwood floors, beamed ceilings, a new Timberline roof, new gas furnace & off-street parking. Proudly offered at **\$299,000**. Call Colleen "Jill" Burt, 732-341-2525



**SEASIDE HEIGHTS** Exceptional house offering 4 bedrooms & 2 baths was elevated 8 feet, received remediation, was remodeled & is now in move-in ready condition. Amenities include new kitchen w/granite countertops, SS appliances & quality cabinets, hardwood floors on the 1st level, new carpeting upstairs, new C/A & new gas water heater. Oversized garage, plenty of off-street parking & located a short walk to boardwalk, beach & shopping. Proudly offered at **\$299,000**. Call Harold "Budd" Rall, 732-793-8800



**SEASIDE PARK** Ocean block completely updated 2 bedroom, 1 bath Condominium is just steps to the beach & offers a new kitchen w/granite countertops in addition to many upgrades including new: flooring, windows, lighting, blinds, beautiful crown molding & fresh paint throughout. This ground-level end unit has a large outdoor deck for entertaining just off the living room. Assigned off-street parking & great rental history. Proudly offered at **\$289,000**. Call Mark E. Schilling, 732-793-8800



**ORTLEY BEACH - TOMS RIVER TWP** Newly renovated 2 bedroom, 2 bath Condominium is only 1.5 blocks to the beach & offers plenty of off-street parking. This downstairs unit features an open floor plan that includes a kitchen, dining area & large living room. A covered back deck overlooks a large side yard w/storage shed & O/S shower. Proudly offered at **\$280,000**. Call Jeffrey Childers, 732-793-5500



**TOMS RIVER** The rocking chair porch welcomes you to this sparkling clean & sunny 3 bedroom, 2 full bath Ranch that features a newer kitchen w/granite counters opening to a dining area & den (currently used as a playroom). There is an extra large laundry room that leads to the 2-car garage. The roof is only 1 year old. Enjoy entertaining on the deck overlooking a large fenced-in yard. Located on a dead-end street in an upscale development convenient to shopping, downtown & GSP. Proudly offered at **\$274,900**. Call Colleen "Jill" Burt, 732-341-2525



**TOMS RIVER** Lovely 2 bedroom, 2.5 bath Townhome in Bay Lea Brook offers 4 levels of living space including a 2-story living area w/ fireplace, a spacious family room w/wet bar, plus gas heat, C/A & a new roof. The home is located on a private cul-de-sac in a community that offers manicured grounds & a community pool. Centrally located to GSP, beaches, shopping, golf & restaurants. Proudly offered at **\$239,000**. Call Colleen "Jill" Burt, 732-341-2525





**SEASIDE HEIGHTS** Completely remodeled, mint condition 3 bedroom, 1 bath Cape Cod on a quiet street in a friendly neighborhood. Home is a short walk to the beach & boardwalk & is located just 1 block north of Seaside Park. Upgrades include new kitchen & bath, laminate wood flooring, new tilt-in thermal windows, 30-year Timberline roof & vinyl Cedar Impressions siding plus sliding doors to back yard. Proudly offered at **\$235,000**. Call Harold "Budd" Rall, 732-793-8800



**MANCHESTER** Enjoy the perfect back yard oasis that surrounds this well-maintained 3 bedroom, 2 bath Ranch w/attached garage & partially finished basement. The home boasts hardwood floors in the living room w/fireplace, formal dining room & hall. The updated kitchen w/center island, ceramic tile & breakfast room leads to an expansive family room w/cathedral ceiling. The spacious fully fenced yard offers an in-ground pool, deck & flagstone patio. Proudly offered at **\$298,500**. Call Cynthia Stiles, 732-341-2525



**MANCHESTER** Wonderful 3 bedroom, 2 bath, 1,350 sq. ft. comfortable Ranch on a 100 ft. x 100 ft. level lot offers fresh paint, new carpets, HWBB heat, a full basement & fenced-in rear yard. Close to shopping & recreation, 15 miles to the beach & close to the GSP. Proudly offered at **\$199,900**. Call Nancy French, 732-341-2525



**SILVERIDGE WESTERLY - BERKELEY** Immaculate Glen Ridge model featuring 2 bedrooms & 2 baths is located in an age-restricted community offering a clubhouse & outdoor pool. Amenities include: updated kitchen, laminate flooring, neutral carpeting, laundry room, newly renovated master bathroom, 1-car garage, vinyl siding, newer windows, gas HWBB heat, newer hot water heater, double-wide driveway & semi-private yard. Proudly offered at **\$192,500**. Call Cynthia Stiles, 732-341-2525



**TOMS RIVER** Move-in ready end unit condominium overlooking the club house & pool features 2 bedrooms, 1.5 baths, living room & dining room w/sliding doors to the balcony, gas heat, C/A & a direct entry garage. Plenty of extra parking nearby. Proudly offered at **\$169,900**. Call Kathleen Boggiano, 732-341-2525



**LAKEWOOD** Immaculate 2 bedroom, 1 bath end unit home in Leisure Village East, a 55+ gated community, offers laminate flooring, newer carpet in living room, newer counter tops in kitchen & enclosed front porch. Association includes clubhouse w/exercise room, outdoor in-ground pool, golf course & walking paths. Located near restaurants & shopping. Proudly offered at **\$75,000**. Call Dionne Skelly-Santomauro, 732-341-2525



## LAND / LOTS



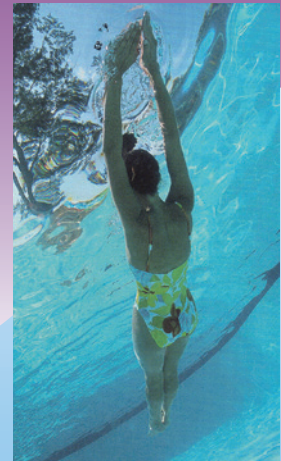
**NORMANDY BEACH** Vacant bayfront lot in the quiet Journey's End residential section is approximately 112 ft. wide x 171 ft. deep w/88 ft. on the bay. This property is the perfect place to watch spectacular sunsets & includes a shared dock w/boat lift. Custom architectural plans by Jeff Schnieder will be available. Proudly offered at **\$1,290,000**. Call Michele Marancik, 732-793-5500



**NORMANDY BEACH** Bayfront property in a premier location offers fantastic views of the open bay & provides an excellent opportunity to build a brand new vacation destination or primary home. There will be new homes surrounding this lot that is approximately 5,000 sq. ft., has a southern exposure plus a vinyl bulkhead & boat dock. Proudly offered at **\$925,000**. Call Michele Marancik, 732-793-5500



**DEAUVILLE BEACH – BRICK TWP** Buildable vacant lot on a dead end street, across the street from the ocean, in a premier location providing an excellent opportunity to build a home that will make the most of magnificent ocean views. This 45 ft. x 100 ft. property is located in a wonderful beach community & is within walking distance to everything it has to offer. There is an approved bulk variance in addition to architectural renderings for the approved footprint. Proudly offered at **\$575,000**. Call Jeffrey Childers, 732-793-5500



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## LAND / LOTS

**NORMANDY BEACH** Large 50 ft. x 135 ft. waterfront property is located on a protected lagoon just 2 blocks from the ocean beach, bay beach, clubhouse, tennis courts & basketball court. Build a brand new family home surrounded by other lovely new homes. Proudly offered at **\$595,000**. Call Michele Marancik, 732-793-5500

**TOMS RIVER** Chance of a lifetime to own a Village Seaport zoned riverfront property offering endless possibilities. Currently being used as a marina, this beautiful riverfront property can be purchased for \$400,000 when combined with the historic building & property across the street (MLS 21706251). Open a restaurant, bed and breakfast, retail business, or medical office w/the opportunity of having customers come by boat. Proudly offered at **\$500,000**. Call Nancy French, 732-341-2525

**ORTLEY BEACH – TOMS RIVER TWP** Vacant 40 ft. x 70 ft. lot is surrounded by new construction & offers a fantastic beach block location, just steps to the ocean. Take advantage of this great opportunity to build a beautiful new home within walking distance to the beach. Proudly offered at **\$459,000**. Call Nancy Graves, 732-830-2700

**POINT PLEASANT BEACH** Oversized vacant lot w/beautiful mature trees located in the "Library Section" is 50 ft. wide by 230 ft. deep & is not in a flood zone. Lot is fully conforming & provides room to build a 3,000 + sq. ft. home w/pool & a sprawling back yard. Property is to be sold w/custom home plans from a local prominent architect. Only a few blocks from downtown & the train station. Proudly offered at **\$399,900**. Call Jeffrey Childers, 732-793-5500

**NORMANDY BEACH** Great opportunity to build a new summer getaway or year round home at the shore on a 40 ft. x 100 ft. level lot located just 1.5 blocks from the ocean. Proudly offered at **\$399,000**. Call Patricia Teresak or Jeffrey Childers, 732-793-5500

**BRICK** Spacious riverfront lot in Turkey Point offers a private location in a beautiful natural setting shared by blue herons, egrets & a family of eagles. Build the perfect home high on a bluff & enjoy breathtaking views of the Manasquan River on over ¾ of an acre, on a quiet cul-de-sac. Proudly offered at **\$399,000**. Call Aileen Starkey or Aileen Starkey-Casalino, 732-714-7900

**WALL** Beautiful, spacious 100 ft. x 100 ft. vacant lot located in the Highview section of South Wall offers easy access to the bike path & downtown Manasquan. Enjoy nearby shops & restaurants or take a bicycle ride to the beach. Proudly offered at **\$299,000**. Call Theresa Alpaugh, 732-295-2008

**ISLAND HEIGHTS** Beautiful residential lot offers a lovely location, not in a flood zone, to build a new home. Proudly offered at **\$260,000**. Call Colleen "Jill" Burt, 732-341-2525

**ISLAND HEIGHTS** One of the most beautiful lots left in town in one of the nicest locations. Build a brand new home that is not in a flood zone. Proudly offered at **\$260,000**. Call Colleen "Jill" Burt, 732-341-2525

**TOMS RIVER** Waterfront lot on Breton Harbor is just steps from the Toms River Yacht Club, a short sail to the north shore of the Toms River & is a great spot to build your summer hide-a-way or year round home. The river & bay beaches are almost w/in sight, the ocean is down the road & the GSP is a short drive away. Live happily ever after in charming "Money Island". Proudly offered at **\$199,900**. Call Nancy French, 732-341-2525

**FORKED RIVER** Oversized vacant waterfront lot located on the middle branch of the Forked River is a wonderful spot to build a beautiful new home. The property is located minutes to the bay & ocean. There are utilities in the street, plus the survey & CAFRA approval are complete. Proudly offered at **\$179,900**. Call Nancy French, 732-341-2525

**TOMS RIVER** Oversized 120 ft. x 100 ft. lot in a lovely neighborhood. Proudly offered at **\$149,900**. Call Jeffrey Childers, 732-793-5500

**ISLAND HEIGHTS** Nicely landscaped, 50 ft. x 100 ft. buildable lot located just one block from the bay beach & Dillon's Creek Marina is truly a rare find in Island Heights. Proudly offered at **\$132,000**. Call Colleen "Jill" Burt, 732-341-2525

**TOMS RIVER** Oversized 60 ft. x 150 ft. lot is located close to the river in the Guilford Park section of town. Property is not in a flood zone. Proudly offered at **\$129,900**. Call Jeffrey Childers, 732-793-5500

**OCEAN GATE** Lot is cleared & ready to build upon. City water & sewer connections are at the curb. Proudly offered at **\$72,000**. Call Kathleen "Kay" Boggiano, 732-341-2525



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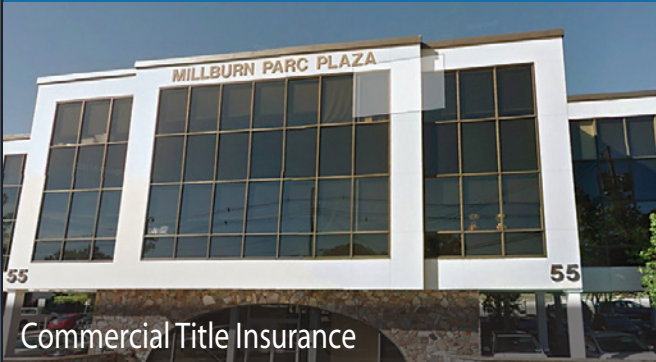


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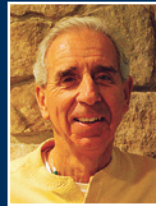
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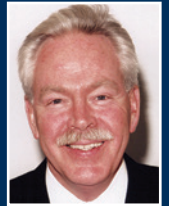
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