



Customer w/Gallery

R3030465 Active		<b>2 E SAND DUNE , Long Beach Twp, NJ 08008</b>		List Price: \$759,000		
		<b>County:</b> Ocean	<b>Municipality:</b> Long Beach Twp	<b>Section:</b> Pehala Park	<b>Subdiv:</b>	
		<b>Block:</b> 12.17	<b>Zoning:</b> R50	<b>Lot:</b> 17.2	<b>Tax Year:</b> 2007	<b>Taxes:</b> \$5185
		<b>Qual. Code:</b>	<b>Assmnt Land:</b> \$421,800	<b>Addl. Lot #s:</b>	<b>Improvements:</b> \$211,300	<b>Tot. Assd. Value:</b> \$633,100
		<b>Lot Dim:</b> 64 ft x 80 ft	<b>Year. Built:</b> 1997	<b>Apx. Acres:</b> .12	<b>Bedrooms:</b> 3	<b>Half-Baths:</b> 0
		<b>Liv. Area SqFt:</b> 1170	<b>Tot. Rooms:</b> 6	<b>Baths:</b> 2		
		<b>Prop. Type:</b> Single Family	<b>Model:</b>	<b>Primary Loc:</b> Oceanside		
		<b>HOA:</b> No	<b>Waterfront:</b> No	<b>Basement:</b> No	<b>Pool:</b> No	
		<b>HOA \$/Mo:</b> \$	<b>Wtr Frnt Ft:</b>	<b>Fireplace:</b> Yes	<b>New Const:</b> No	
		<b>Initial Fee:</b> \$	<b>Waterview:</b> Yes	<b>Air Cond:</b> Yes		
		<b>HOA Phone:</b> () -	<b>Flood Plain:</b> Y	<b>Garage:</b> Yes	<b>Furnished:</b> Yes	
<b>HOA Name:</b>	<b>Comm. Opp:</b> No	<b>Spaces:</b> 2	<b>Furnishings:</b> Inventory			
<b>Elem:</b>	<b>Middle:</b>	<b>High:</b>				
<b>List Type:</b> Exclusive Right	<b>Agency Rel:</b> Seller Agent					
<b>ROOM</b>	<b>DIMENSIONS</b>	<b>FLOOR</b>	<b>ROOM</b>	<b>DIMENSIONS</b>	<b>FLOOR</b>	
Living Rm:			MBedroom:			
Dining Rm:			Bedroom 2:			
Kitchen:			Bedroom 3:			
Family Rm:			Bedroom 4:			
Great Rm:			Bedroom 5:			
Den/Study:			Other:			
Laundry:			Foyer:			
<b>Int Features:</b>	Attic - Pull Down , Window Treatments , Living Room , Breakfast Bar , Cable Available , Ceiling Fan(s) , Open Floor Plan , Recessed Lights					
<b>Ext Features:</b>	Fence - Yard , Outdoor Shower , Windows - Thermal , Windows - Transom , Patio , Deck , Windows - Double Hung					
<b>Appliances:</b>	Dishwasher , Dryer , Gas Cooking , Refrigerator , Stove , Washer , Microwave , Self-Cleaning Oven , Stacked Washer/Dryer					
<b>Comm. Amen:</b>						
<b>Style:</b>	Raised Ranch	<b>Lot Desc:</b>	Fenced Area , Level , View - Ocean/Partial , Corner , View - Bay/Partial			
<b>Garage:</b>	Attached Garage , Garage Door Opener , Oversized , Driveway , Off Street	<b>Flooring:</b>	Ceramic Tile , Wood			
<b>Roof:</b>	Asphalt Shingle	<b>Heat/Cool:</b>	Cooling - Central Air , Heat - Forced Air , Natural Gas , Water Heater - Nat Gas			
<b>Base/Found:</b>	Partial Finished , Piling , Slab , Walkout	<b>Siding:</b>	Vinyl			
<b>Water/Sewer:</b>	Public Sewer , Public Water	<b>Pool:</b>				
<b>Fireplace:</b>	1 , Gas	<b>Mst. Bed/Bath:</b>	Full Master Bath , Tub Shower			
<b>Fees:</b>		<b>Docs:</b>				
<b>Restrictions:</b>		<b>Management:</b>				
<b>Closing:</b>	Negotiable					
<b>Terms:</b>	Conventional					
<b>Directions:</b>	From 72 east to Long Beach Blvd, south (right turn) 3.5 miles to 2 east sand dune (90th st.) on oceanside.					
<b>Public Rem:</b>	Over 100k of improvements in last 24 months: Stainless appliances, granite tops, stacking w/d, fireplace, hardwood flooring, Procell decks, fencing, rooftop deck, landscaped drive, custom wood Bermuda shutters, Coplay garage doors and more! Spacious decks and generous yard area will make entertaining a delight. Ocean and bay views from rooftop deck. Owner anxious to move.					
	<b>Prepared by: Robert Palestri</b>		<b>Email :</b> bpalestri@ganderson.com			
	<b>G. Anderson Agency - HB</b>		<b>Off. Ph# :</b> (609) 492-1277			
	<b>12001 Long Beach Blvd</b>		<b>Agt. Ph# :</b> (609) 492-1277			
	<b>Haven Beach, NJ 08008</b>		<b>Cell Ph# :</b> (973) 444-1277			
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**Photo Gallery MLS# 3030465A**



**2 East Sand Dune Lane LBI**



**Spacious ProCell Deck Areas**



**Oceanside Decks**



**Cathedral Ceiling Great Room**



**Granite Counter Kitchen**



**One of Two Full Baths**

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**Photo Gallery MLS# 3030465A**



**Master with Bath**



**One of Three Bedrooms**



**2-Car Garage wStorage Room**



**Totally Fenced Yard**



**Ocean Bay Views**

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While the information was believed accurate at that time, all information is subject to verification.