

CMA Pro Report

Prepared By: Nathaniel Colmer

Listings as of 01/06/18 at 5:55 pm

These pages give a general overview of the selected properties.

Closed Properties

1-D Sunset Boulevard



MLS #:	4021665	Status:	C	Beds:	3	L Price:	\$855,000
County:	Ocean	Baths:	2/1	S Price:	\$525,000	S Date:	12/20/2017
Prop Type:	RES	Ttl SF:	1,695				
Sub Type:	Single Family						

Rmks: ISLAND TIME is PRICED TO SELL. Bayfront with views of the whole Barnegat Light harbor, inlet and lighthouse. It's dramatic design incorporates a sky domed stair tower to unite all three levels. The large entry foyer immediately views the bay through the sleep den and 2 family bedrooms. The laundry and full hall bath also occupy this level. Ascend the spiral stairway to an open great room with soaring ceilings, wide water vistas, built-in entertainment cabinetry, wood burning fireplace & half bath. The living room steps out to a waterfront deck while the eat in kitchen opens to a screened porch. Continue up the spiral tower to the spacious master suite & it's private waterfront deck. A paved driveway, under house storage for bikes & bay gear, outside shower and dock with electric & water simplifies your play on the bay days. Being sold furnished [never a rental] and ready for your summer pleasures.

102 E Maryland Avenue



MLS #:	4032469	Status:	C	Beds:	2	L Price:	\$549,000
County:	Ocean	Baths:	1/0	S Price:	\$535,000	S Date:	12/1/2017
Prop Type:	RES	Ttl SF:	828				
Sub Type:	Single Family						

Rmks: 102 East Maryland Avenue is a beautifully maintained and recently updated home located on the oceanblock in the desirable area of Beach Haven Terrace. This oceanblock home is only about 575 feet to the beach with no streets to cross. Enter this home through the updated kitchen featuring new cabinets, granite counter tops, stainless steel appliances. The interior was renovated in 2013 with new hardwood floors, updated electric, and updated plumbing including a thankless water heater. With two bedrooms and one bathroom this home would be a perfect summer home for your family. Enjoy the enclosed porch and well-kept fenced-in yard. With a short walk to a number of local businesses, restaurants and the bay beach where you can paddleboard, kayak, crab or fish this home is truly a find.

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23 45th Street



MLS #:	4029418	Status:	C	Beds:	3	L Price:	\$539,000
County:	Ocean	Baths:	2/0	S Price:	\$539,000		
Prop Type:	RES	Ttl SF:	1,178	S Date:	12/15/2017		
Sub Type:	Single Family						

Rmks: Raised ranch quietly tucked on the bayside of Brant Beach. Strong rental history. This well maintained home has been updated over the years. ABOVE THE BFE. This home features an enclosed garage for storage, cars, or extra space. This property hosts 3 beds and 2 updates baths and is ready to sell.

12 W Lavenia Avenue



MLS #:	4033144	Status:	C	Beds:	4	L Price:	\$599,000
County:	Ocean	Baths:	2/0	S Price:	\$570,000		
Prop Type:	RES	Ttl SF:	1,596	S Date:	12/27/2017		
Sub Type:	Single Family						

Rmks: This renovated bayside 4 bedroom, two bath saltbox style home offers the perfect amount of space and a carefree layout for gatherings at the beach. Situated on the first floor is the living room with a brick wood burning fireplace with access to a large deck, a spacious, brand new tastefully done kitchen, dining room, bedroom and renovated full bathroom. The second floor has a den, three bedrooms and a full bathroom. Having a traffic light on the street makes for easy and safe transport to and from the beach. The central location of this home and the desirable Landings section of Beach Haven Crest make this home a must see!

8 Washington Avenue



MLS #:	4033170	Status:	C	Beds:	3	L Price:	\$599,000
County:	Ocean	Baths:	2/0	S Price:	\$587,000		
Prop Type:	RES	Ttl SF:	1,056	S Date:	12/12/2017		
Sub Type:	Single Family						

Rmks: Five homes to the beach* 3 bedrooms*2 full bathrooms* Central Air*Underground utilities*Rooftop Deck* This raised ranch located at the southern end of Holgate is the perfect starter beach home. Keep it the way it is or renovate. This beach home features a 40 x 100 lot, open floor plan, fiberglass rooftop deck, composite main deck, storage shed under the home for all of your beach equipment, ample off street parking plus room for boat or waverunner storage, granite counter tops in the kitchen and only steps to the wonderful beaches of Holgate.

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602 Central Avenue



MLS #:	4034344	Status:	C	Beds:	2	L Price:	\$614,000
County:	Ocean	Baths:	1/0	S Price:	\$615,000		
Prop Type:	RES	Ttl SF:	1,256	S Date:	12/18/2017		
Sub Type:	Single Family						

Rmks: Located on an oversized 70 X 100 lot, this is a chill Oceanside cottage that has been expanded to add both interior extra living space and the exterior screened room and large private composite deck. The newer kitchen with center island is the perfect compliment for the large dining area and additional wet bar space. The cozy living room is a great space for hanging out in the evening. 2 bedrooms and a large full bathroom round out the interior space. An oversized garage is useful storage space for all of your water toys and more. Beach access is only a few homes away down the short street. The property is in walking distance to all that Historic Barnegat Light has to offer including the famed Lighthouse! LBI living begins at 602 Central Avenue in Barnegat Light. Easy to preview, call today!

18 W Pershing Avenue



MLS #:	4026594	Status:	C	Beds:	3	L Price:	\$649,995
County:	Ocean	Baths:	2/1	S Price:	\$630,000		
Prop Type:	RES	Ttl SF:	1,934	S Date:	12/15/2017		
Sub Type:	Single Family						

Rmks: Price reduced for this single family reverse living home located 4 properties to the Bay & 8 away from the Ocean. Recently repainted with 2 spacious bedrooms, a family room, 1 bathroom & a laundry area on the 1st level. The 2nd level features a spacious master suite with private bathroom, and an open floor plan including a kitchen with newer appliances, dining area & living room plus a half bath. There are 2 decks one off of each floor and a very large back yard that would easily fit a pool and patio for those hot summer days. Roof was replaced 5 years ago. Come and see this beautiful home

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1-A Sunset Boulevard



MLS #:	4028492	Status:	C	Beds:	4	L Price:	\$699,000
County:	Ocean	Baths:	2/1	S Price:	\$650,000	S Date:	12/1/2017
Prop Type:	RES	Ttl SF:	1,867				
Sub Type:	Single Family						

Rmks: HARBOR IDYL is a delightful, bayside reverse-living contemporary that has been a perfect family haven. Enjoy views of the lighthouse and harbor while sunning or dining on the large, wrap-around deck off the upper living area. The 1st floor features a family room, 3 bedrooms, 1 full bath & laundry. Gas heat & central air services this floor. The upstairs has a vaulted ceiling great room, master suite & half bath. Central air & electric baseboard heat service this level. For your immediate use; they will convey a mostly-furnished home. It's a special neighborhood with walking & bike paths, a deep-water Yacht Club a few hundred feet away, a sandy beach preserve a the end of the street for fishing, playing, kayaking & more. The ocean is around the corner and straight up to a expansive white sand beach. Taste local cuisine, bring home fresh-caught fish & local vegetables from Viking Village shops.

352 N 3rd Street



MLS #:	4032695	Status:	C	Beds:	4	L Price:	\$674,999
County:	Ocean	Baths:	3/0	S Price:	\$670,000	S Date:	12/1/2017
Prop Type:	RES	Ttl SF:	1,450				
Sub Type:	Single Family						

Rmks: Fully renovated Surf City Cape Cod home with NO Sandy damage above Base Flood Elevation! This year-round home was stripped down to the studs in 2012 and fully updated with new 150 Amp electric, all new plumbing, tankless water heater, white oak hardwood flooring, closed cell foam insulation, Anderson windows, natural cedar siding, Ipe decking, marble counters, custom trim work and central air conditioning. In addition there is a detached 2 & 1/2 car garage, outdoor shower and landscaped yard. The prime location offers a quiet street while still being close to all the attractions of Surf City.

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4 E 17th Street



MLS #:	4034812	Status:	C	Beds:	3	L Price:	\$699,000
County:	Ocean	Baths:	2/0	S Price:	\$685,000	S Date:	12/13/2017
Prop Type:	RES	Ttl SF:	1,008				
Sub Type:	Single Family						

Rmks: Classic Beach home equipped with all the charm. Beautifully renovated with hardwood floors, granite countertops, stainless steel appliance package, recessed lighting, both baths & finishing work. Living room opens to the dining area and kitchen. Nicely sized bedrooms & master. This 3 bedroom & 2 full bath home is walking distance to shopping, restaurants, waterpark, Fantasy Island Amusement Park & of course, the beach. Garage/Entertainment room?, That will be up to you. Expansive front deck is perfect for enjoying the sea air, as well as the yard that has more than ample space. An inviting, well done home in an outstanding area.

6212 Ocean Boulevard



MLS #:	4034531	Status:	C	Beds:	4	L Price:	\$699,900
County:	Ocean	Baths:	1/1	S Price:	\$725,000	S Date:	12/7/2017
Prop Type:	RES	Ttl SF:	1,628				
Sub Type:	Single Family						

Rmks: Great Location! Just 2 houses from the beach. Being sold strictly "As Is" and is in need of extensive renovations. No Guarantees or Warranties given by Sellers on structure and appliances. Buyer is responsible for obtaining the C/O. Any inspections made by Buyer are strictly for informational purposes only and Sellers will not make any repairs or improvements. Wonderful location as a tear down to build your "dream" home.

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292 14th Street



MLS #:	4031402	Status:	C	Beds:	4	L Price:	\$748,900
County:	Ocean	Baths:	2/0	S Price:	\$730,000	S Date:	12/15/2017
Prop Type:	RES	Ttl SF:	1,536				
Sub Type:	Single Family						

Rmks: COOL BREEZES * Enjoy your getaways and beach lifestyle * 3 decks for enjoyment plus the lazy afternoon hammock spot below the deck * Panoramic bay views on the top deck * Oversized master bedroom with private deck for morning coffee or evening cocktails * More decking at mid level has an awning for afternoons to remember * Northern exposure maintains the house with shade and cool breezes * Freshly painted decking and curb appeal makes this home shine * Bountiful parking and an easy walk to bay beach or ocean beach * Excellent proximity to restaurants, shops, and family activities * Wide open interior with extras to include wood burning stove for winter getaways, skylight with blinds, and multiple access points to the decks.

107 E 29th Street



MLS #:	4034395	Status:	C	Beds:	4	L Price:	\$749,000
County:	Ocean	Baths:	2/0	S Price:	\$739,000	S Date:	12/21/2017
Prop Type:	RES	Ttl SF:	1,600				
Sub Type:	Single Family						

Rmks: Looking for a "move in ready" beach house? Look no further than 107 E 29th Street! A mere 7 houses to the beach, this 4 bedroom 2 full bath home is the perfect spot to begin your new chapter with LBI in mind! Updated flooring in the kitchen and living room, newer appliances, freshly steamed carpets are just a few amenities that will bring added comfort to your new beach house. With a large bedroom on the first floor and a full bath in the hall there's easy access for guests of all ages. Upstairs you will find three spacious bedrooms, one of which has a private deck, as well as another full bath. Two zone air conditioning is a perk for those hot summer nights. Nice open floor plan with vaulted ceilings in the living room as well as 2 skylights give the space a bright open feeling. Three outdoor decks allow for plenty of open air seating and dining as well as a roomy back yard for a few games of wiffle ball and horseshoes!

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21 East South Carolina Avenue



MLS #:	4034720	Status:	C	Beds:	5	L Price:	\$799,000
County:	Ocean	Baths:	2/0	S Price:	\$790,000		
Prop Type:	RES	Ttl SF:	1,896	S Date:	12/1/2017		
Sub Type:	Single Family						

Rmks: EXCELLENT OCEANSIDE LOCATION - 75' X 100' LOT NOT FAR FROM THE BEACH PLUS CLOSE TO THE BAY. CONTINUE TO USE THIS 5 BEDROOM HOME WITH TWO CAR DETACHED GARAGE OR USE AS THE SITE FOR YOUR NEW CONTEMPORARY. A NEW HOME WOULD LIKELY HAVE EXCELLENT BAY VIEWS PLUS AN OCEAN VIEW. THE EXISTING HOME HAS A NICE LIVING ROOM, FAMILY ROOM, DINING ROOM AND KITCHERN PLUS AN ENCLOSED THREE SEASON PROCH, FIVE BEDROOMS AND TWO BATHS PLUS A MUD ROOM. NOT MANY 75' X 100' PROPERTIES COME ON THE MARKET IN PRIME NEIGHBORHOODS.

13 37th Street



MLS #:	4019092	Status:	C	Beds:	4	L Price:	\$869,000
County:	Ocean	Baths:	3/0	S Price:	\$810,000		
Prop Type:	RES	Ttl SF:	0	S Date:	12/8/2017		
Sub Type:	Single Family						

Rmks: 4 BR, 3 Full Bath in Brant Beach, LBI just 6 houses from the beach. Reverse Living, 3 decks incl roof top. Ocean & Bay views. Fully furnished. Close to Dom's Drive-In or Daddy-O's. Recent updates include new Fujitsu ductless airco, bedroom rugs, bathroom floors, stove. Great neighborhood.

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1 W Cumberland Avenue



MLS #:	4028340	Status:	C	Beds:	4	L Price:	\$899,000
County:	Ocean	Baths:	2/1	S Price:	\$847,500		
Prop Type:	RES	Ttl SF:	2,030	S Date:	12/15/2017		
Sub Type:	Single Family						

Rmks: Picture perfect, this lovely Harvey Cedars home is like a work of art. The 4 bedroom, 2 and one half bath reversed living layout is open and bright, letting in all the glorious summer light and delivers a view of the bay off 2 decks & a view of the ocean off the roof top deck. The utmost care and upkeep is apparent in the immaculate condition of your soon to be new home. Each room is tasteful and spacious enough for both family and friends. You will be very popular as owner of this LBI dream house. The sound of laughter as you all gather together will be the music to your new beach memories. The clean lines and wood floors generate a feeling of casual elegance built to be enjoyed. This large, well-cared for vacation home on LBI will deliver lasting memories for years to come. Located just one block from Harvey Cedars Sunset Park with children's playground, tennis, basketball courts and baseball field. Summer camps and Summer concerts are held at the park! [Click below...](#)

116 Auburn Road



MLS #:	4028001	Status:	C	Beds:	4	L Price:	\$995,000
County:	Ocean	Baths:	2/0	S Price:	\$900,000		
Prop Type:	RES	Ttl SF:	2,376	S Date:	12/11/2017		
Sub Type:	Single Family						

Rmks: Southerly site orientation captures prevailing breezes, sunlight, and every sunset. 6,000 square foot lot with 60' of bulkheaded bay frontage. Perfect for water enthusiasts with phenomenal fishing -catch stripers right off the dock, the best boating - minutes from the inlet and seconds from a ski cove, beautiful kayaking trips through the sedges, the most desirable area for wind surfing and kite and paddle boarding, swimming and rafting right off the dock. Existing home has been demolished and the site has been graded and cleared - ready for your brushstrokes!

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5309 Long Beach Boulevard #A



MLS #:	4035819	Status:	C	Beds:	5	L Price:	\$1,100,000
County:	Ocean	Baths:	3/1	S Price:	\$998,000		
Prop Type:	RES	Ttl SF:	3,000	S Date:	12/29/2017		
Sub Type:	Single Family						

Rmks: YOUR REWARD after all the dreary months of work and busy schedules come to your reward in a beautiful 5 bedroom home just 3 from the Atlantic on a private lane. Three levels of deck afford both ocean and bay views with 360 degree sites from the roof deck. Reverse living affords an open great room with cozy gas fireplace for the off season chills. Two bedrooms are en suite with 3 more bedrooms and another bath and a half. The elevator connects the top through the bedroom level and down to the storage area, spacious foyer and workshop spaces. Generous parking invites all the guests and family. Maintenance free decking, siding and rails make for work free weekends. A 25 year rental history in this spot make this a sound investment. The Island shuttle connects you to all the services and pleasures and entertainment that are Long Beach Island. This can be your reward.

2514 Central Avenue



MLS #:	4021426	Status:	C	Beds:	4	L Price:	\$1,125,000
County:	Ocean	Baths:	3/1	S Price:	\$1,070,000		
Prop Type:	RES	Ttl SF:	2,500	S Date:	12/15/2017		
Sub Type:	Single Family						

Rmks:

1129-A Long Beach Blvd



MLS #:	4030778	Status:	C	Beds:	4	L Price:	\$1,099,000
County:	Ocean	Baths:	3/0	S Price:	\$1,079,000		
Prop Type:	RES	Ttl SF:	1,925	S Date:	12/1/2017		
Sub Type:	Single Family						

Rmks: Located on private lane just 3rd from the ocean in North Beach and steps away from the beautifully replenished beach! Four bedrooms (2 en suite), 3 baths, in deck Hot Springs spa, living room with skylight topped vaulted ceilings, two upper level master bedrooms with vaulted ceilings, outdoor shower, lots of storage, abundant deck space, low maintenance vinyl siding and rails, and views to the ocean. Room for a pool too, if desired.

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177D Long Beach Boulevard



MLS #:	4032895	Status:	C	Beds:	3	L Price:	\$1,199,000
County:	Ocean	Baths:	2/2	S Price:	\$1,150,000	S Date:	12/13/2017
Prop Type:	RES	Ttl SF:	1,953				
Sub Type:	Single Family						

Rmks: Fabulous location, 3rd off of the beach in Loveladies. Upon entering this ultra private lane you cant help but feel the privacy. Situated on an oversized lot measuring 76 X 147 the renovating or building potentials are endless. The sensational sized yard is equipped with a heated swimming pool & outdoor shower & has plenty of space for entertaining friends, relaxing & gardening. The open concept living space w/ cathedral ceilings & a wall of sliders is flooded w/ light & has a welcoming, relaxed vibe. Access to a large deck with oceanviews can be gained from the sliders in the living & dining room. The kitchen is well situated w/ a functional layout & a breakfast bar for additional seating. Just off of the kitchen is a washer & dryer. Beyond the living space on the main floor are 2 bdrms, a full bathroom & a powder room. Upstairs is a spacious landing & access to abundant master suite that encompasses the entire 2nd floor w/ a private fiberglass deck providing a partial oceanview.

6305-B Long Beach Boulevard



MLS #:	4031072	Status:	C	Beds:	4	L Price:	\$1,399,000
County:	Ocean	Baths:	3/1	S Price:	\$1,200,000	S Date:	12/29/2017
Prop Type:	RES	Ttl SF:	3,000				
Sub Type:	Single Family						

Rmks: Family Tides...Imagine spending free time with your family, extended or intimate, at this wonderful abode on a super-sized 70x100' site with a private easement to the ocean. With two levels of indoor and outdoor living, there's plenty of space for lazing or playing 24/7. And it's all gorgeous, glamorous, and generously sized with 4 bedrooms, 3-1/2 baths and a gourmet kitchen with granite counters, high-end appliances and a perfect island breakfast bar, complete with its own barsink. Soak up the Sun, stars and ocean and bay views from the wide decks.

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30 E 49th Street



MLS #:	4035827	Status:	C	Beds:	5	L Price:	\$1,299,000
County:	Ocean	Baths:	3/1	S Price:	\$1,290,000	S Date:	12/21/2017
Prop Type:	RES	Ttl SF:	2,422				
Sub Type:	Single Family						

Rmks: Situated just one house off of the beach this reverse living 5 bedroom, 3.5 bath home is tastefully appointed & move in ready. The open concept floor plan encompasses a generous living room that is encased in windows & boasts a massive dome allowing for a ceiling that is open, airy & flooded with light. The architectural detail in the round living room takes advantage of the oceanviews from every window. Flowing nicely from the living room is a sizable breakfast nook & functional kitchen w/ stainless appliances, plenty of counter space & a raised breakfast bar, offering additional seating options. The open dining room allows for even more space to gather. Off of the kitchen is a pleasant deck, perfect for sunning, grilling, dining or just watching the ocean. Set beyond the open concept living space is a powder room and the master suite. The master suite enjoys oceanviews as well & has a walk in closet, built-ins and a large master bath with a tub, custom shower, double vanity.

8003 Bay Terrace



MLS #:	4032494	Status:	C	Beds:	4	L Price:	\$1,350,000
County:	Ocean	Baths:	3/1	S Price:	\$1,300,000	S Date:	12/18/2017
Prop Type:	RES	Ttl SF:	2,500				
Sub Type:	Single Family						

Rmks: BRAND NEW CONSTRUCTION on lovely Bay Terrace in Harvey Cedars, one off bay with peeks at Barnegat Bay from front and Kinsey Cove from rear. Open concept living with gas fireplace and a family room off the rear of kitchen accessed by glass pane French pocket doors allowing for natural light to flood the entire first floor. Living area includes a small office/workspace. Hardwood floors though out home with tiled floors in all bathrooms and laundry room. Classic white Shaker style kitchen with center island and Carrera Marble counters, Kohler Whitehaven Farm sink, 6 Burner wolf gas range, Subzero refrigerator with bottom freezer drawer, Asko DW and Sharp Drawer style microwave. Counter between kitchen and living room set up for entertaining with a Marvel Dual Zone wine/beverage Center. 4 bedrooms and 3 1/2 baths with 2 of the baths private to bedrooms. 3 bedrooms have decks . (please see additional remarks)

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5409 F Long Beach Boulevard



MLS #:	4031349	Status:	C	Beds:	5	L Price:	\$1,699,000
County:	Ocean	Baths:	3/0	S Price:	\$1,594,800	S Date:	12/21/2017
Prop Type:	RES	Ttl SF:	2,306				
Sub Type:	Single Family						

Rmks: SEA GEM...Move right in to this well maintained Ocean Front home with private walkway to beach. Water views abound as you enter the open and airy main living area which has hardwood flooring and a gas fireplace with mantle and marble hearth. Picture windows in the dining area allow you to take in the ocean view as you dine. Updated kitchen with granite counters and stainless appliances. There is a deck off of the living area on east side of the home to bask in the morning sun, and BBQ deck off kitchen on west side makes grilling convenient. The sky deck affords panoramic views of the Atlantic as well as a place to enjoy the fabulous LBI sunsets over the bay. Master bedroom with en-suite bath, three additional bedrooms and a full bath on first level. Both of these baths have vanities topped with marble. There is a den/fifth bedroom on upper level and another full bath. Garage and storage on ground level. This Gem of a home is tastefully decorated and being offered fully furnished.

39 W Rosemma Avenue



MLS #:	4035813	Status:	C	Beds:	5	L Price:	\$1,799,900
County:	Ocean	Baths:	4/1	S Price:	\$1,625,000	S Date:	12/28/2017
Prop Type:	RES	Ttl SF:	3,336				
Sub Type:	Single Family						

Rmks: Ready for immediate occupancy! Amazing meadows and bay views from every room in this Mancini Custom Homes new construction. Featuring 3,336 square feet, 5 bedrooms all with ensuite baths, elevator, decks off of all public rooms and master and guest bedrooms. Entertain 50 guests in the great room with access to multiple decks including a 1,000+ square foot roof top deck with views bay, ocean and the lights of Atlantic City to the bridge. Taxes and assessments are estimated and the owner is a licensed NJ real estate broker.

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10 W 85th Street



MLS #:	4031071	Status:	C	Beds:	4	L Price:	\$1,650,000
County:	Ocean	Baths:	3/1	S Price:	\$1,640,000	S Date:	12/4/2017
Prop Type:	RES	Ttl SF:	2,500				
Sub Type:	Single Family						

Rmks: BEST OF BOTH WORLDS... Move right into this 2,500 square foot luxury Ziman Development home and take full advantage of the LBI resort lifestyle, while also enjoying all of the conveniences of carefree and convenient living close to Harvey Cedars town center. This 4 bedroom lagoon home features an open layout designed to accentuate views of nearby Barnegat Bay and adjacent lagoon. Large glass doors from the great room and family room open onto a well manicured yard and pool overlooking the passing boats and vivid sunsets. At the heart of the great room is a beautiful gas fireplace. Ideal for entertaining, this space connects to an open kitchen that is luxuriously appointed with top-quality finishes. Granite countertops, custom cabinetry, a 42 inch Sub-Zero refrigerator, a wine refrigerator, a Wolf range with convection oven, and a Bosch dishwasher. The interior further includes high ceilings and custom ceramic plank driftwood-gray floors and Nantucket wainscoting. The home has four

4 Cleveland Avenue



MLS #:	4016881	Status:	C	Beds:	6	L Price:	\$1,750,000
County:	Ocean	Baths:	3/1	S Price:	\$1,680,000	S Date:	12/19/2017
Prop Type:	RES	Ttl SF:	3,430				
Sub Type:	Single Family						

Rmks: SPECTACULAR OCEANFRONT FORTRESS WITH ONE OF THE MOST UNIQUE SOUTHERLY LOCATIONS ON LBI, BORDERING THE FORSYTHE NATIONAL WILDLIFE REFUGE. DESIGNED & BUILT BY RENOWNED ARCHITECT GYM WILSON TO BE SITE SPECIFIC ON THIS HUGE 10,750 sqft LOT, TAKING ADVANTAGE OF THE PANORAMIC OCEANFRONT VIEW AND BAY & INLET VISTAS. THIS 3,430 sqft REVERSE LIVING CONTEMPORARY BOASTS: 6 BEDROOMS, 3.5 BATHS, CATHEDRAL CEILINGS & WOODBURNING FIREPLACES IN THE GREAT ROOM & MASTER SUITE WITH JETTED TUB & WALK-IN CLOSET, FAMILY ROOM WITH WET BAR, SAUNA, OVERSIZED GARAGE WITH DIRECT ENTRY & THREE LEVELS OF DECKING INCLUDING MASSIVE FIBERGLASS ROOF TOP DECK. RECENT UPGRADES INCLUDE: UPDATED KITCHEN & BATHROOMS, WITH ALL NEW CABINETS, SILESTONE COUNTERS, SUBWAY TILE BACKSPLASH & HARDWARE. ALL NEW CERAMIC TILE IN BATHS, GREAT ROOM, FAMILY ROOM & W/W CARPET IN BEDROOMS, HALLWAYS & DRAMATIC STAIR TOWER. UNDERGROUND UTILITIES, PERENIAL LANDSCAPING, IRRIGATION & PAVER DRIVE COMPLETE THIS SPECIAL DOMAIN-"BAILIWICK".

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335 Cranberry Drive



MLS #:	4029166	Status:	C	Beds:	5	L Price:	\$1,895,000
County:	Ocean	Baths:	3/1	S Price:	\$1,765,000	S Date:	12/15/2017
Prop Type:	RES	Ttl SF:	3,000				
Sub Type:	Single Family						

Rmks: Better than new! Custom built for the owner in 2015 by Stonehenge Building, this home comes tastefully furnished! Located on desirable Cranberry Drive with 100' of lagoon frontage, two level dock, boat ramp , and vinyl bulkhead. 5 bedrooms, 3 full baths, 1 half bath, elevator, gourmet's kitchen, fireplace, wet bar, family room, laundry room, hardwood floors throughout, huge wrap around decks, easy access roof top deck with great bay views, 3 car garage, heated in- ground pool with brick surround, brick drive, outdoor shower, attractive irrigated landscaping, low maintenance exterior, and more! Property under contract pending contingencies.

15 N 5th Street



MLS #:	4032658	Status:	C	Beds:	4	L Price:	\$1,895,000
County:	Ocean	Baths:	4/1	S Price:	\$1,800,000	S Date:	12/29/2017
Prop Type:	RES	Ttl SF:	3,136				
Sub Type:	Single Family						

Rmks: ONE OFF THE BEACH move in ready contemporary home featuring 4 bedrooms, 4.5 baths, 3 stop elevator, rooftop deck with hot tub and reversed living to enhance the fantastic views of the Atlantic. The living area boasts an open floor plan, hardwood floors, wet bar and ocean views. A large sliding door opens onto a covered deck perfect for entertaining friends and family. Kitchen amenities include granite counters, stainless steel appliances with 6 burner stove, tiled backsplash, huge pantry and glass top center island. The master suite offers a walk in closet, private deck and spectacular master bath with jetted tub, gas fireplace and double shower with body spray and steam. The remaining 3 guest bedrooms are all en-suite with tiled showers. This great home is wired with Sonos, has a security system with cameras plus a central vacuum and zoned HVAC. Exterior amenities include cedar impression vinyl siding, brick paver driveway and patio, outdoor kitchen, firepit, (click arrow)

CMA Pro Report

Prepared By: Nathaniel Colmer

Listings as of 01/06/18 at 5:55 pm

These pages give a general overview of the selected properties.

Closed Properties

1 N 4th Street



MLS #: 4021006 **Status:** C **Beds:** 5 **L Price:** \$2,195,000
County: Ocean **Baths:** 3/1 **S Price:** \$2,075,000
Prop Type: RES **Ttl SF:** 2,967 **S Date:** 12/13/2017
Sub Type: Single Family

Rmks: THE OWNER HAS INSTRUCTED ME TO REMOVE THIS PROPERTY FROM THE MARKET DUE TO RENTALS STARTING AND BOOKED ALL SUMMER. THE SELLER AND I HAVE AN AGREEMENT THAT THE PROPERTY IS STILL FOR SALE AND WILL HIT THE ACTIVE MARKET AGAIN AFTER THE SUMMER.

123 Colorado Avenue



MLS #: 4036003 **Status:** C **Beds:** 3 **L Price:** \$2,100,000
County: Ocean **Baths:** 2/0 **S Price:** \$2,100,000
Prop Type: RES **Ttl SF:** 1,800 **S Date:** 12/1/2017
Sub Type: Single Family

Rmks: Great location in Haven Beach to build your new oceanfront home. Property is as.

1102-J Long Beach Blvd Boulevard



MLS #: 4032531 **Status:** C **Beds:** 7 **L Price:** \$3,495,000
County: Ocean **Baths:** 5/2 **S Price:** \$2,937,500
Prop Type: RES **Ttl SF:** 5,876 **S Date:** 12/14/2017
Sub Type: Single Family

Rmks: POINTS OF VIEW...Wondrous bay views from virtually every point of the compass provide the backdrop for the interior designer in you. With magnificent bones and top-of-the-line finishes, including imported marble, art glass pendants, custom tile, fine millwork, a bar fit for a captain of industry, complete with brass foot rail, you will recognize the uncompromising quality at the heart of the home. Spacious living areas served with powder rooms, seven bedrooms (five of which are en suite), a warm, welcoming kitchen and many decks invite huge family gatherings, world-class corporate entertaining or lazy autumn weekends far removed from the clanging brass of the world. Come see the wonder of it all, from the private-island feel of its peninsula location to the glamour of the pool, set in a triangular deck with splendid perspectives of the wide-open bay. We believe you'll find it irresistible.

CMA Pro Report

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Closed Properties

7905 Ocean Boulevard

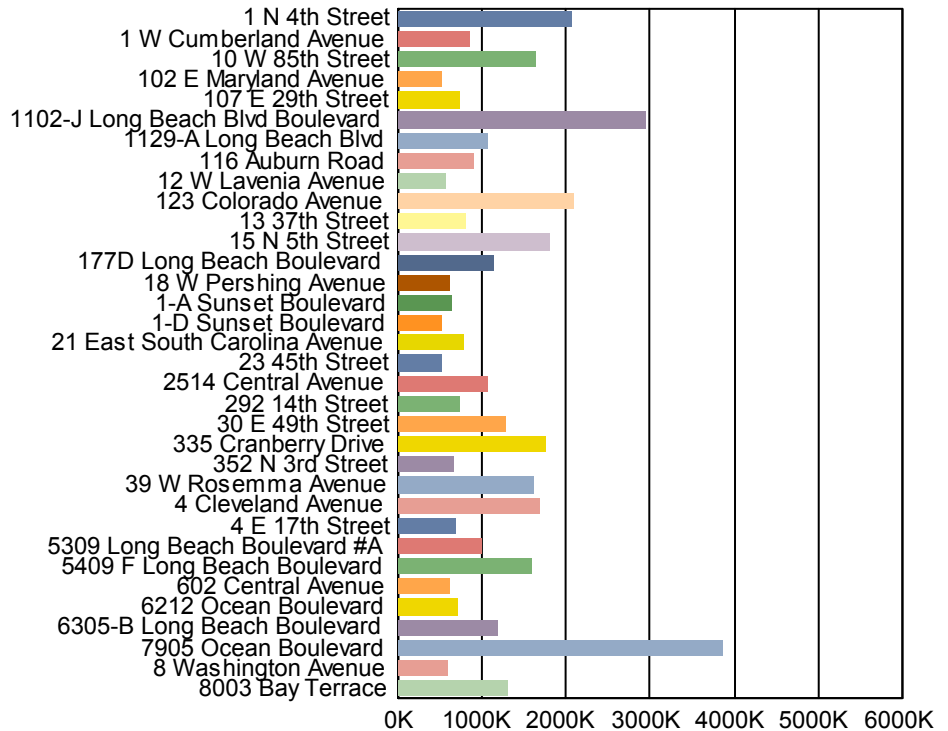


MLS #:	4034356	Status:	C	Beds:	7	L Price:	\$4,499,999
County:	Ocean	Baths:	6/3	S Price:	\$3,865,000	S Date:	12/28/2017
Prop Type:	RES	Ttl SF:	5,000				
Sub Type:	Single Family						

Rmks: Welcome to one of the most unique new oceanfront property offered on Long Beach Island in years. This 5000sq ft+ estate is a one of a kind compound that reaches from the ocean to ocean boulevard. It is situated on one full ocean block, with private access to the beach. 7905 Ocean Blvd offers the best of everything in the oceanfront lifestyle. Set on approximately a quarter of an acre, this massive site is comprised of an approximately 4,000 sq. foot "main house" connected to an approximately 1,200 sq. feet "guest house" by an elevated deck and walkway with a saltwater fiberglass pool and lounge area. The main house consists of 5 bedrooms, all with private bathrooms, two half bathrooms, two laundry rooms and an enormous open floor plan with endless views of the ocean and beach. The kitchen features a Wolf stove and sub zero 42 inch refrigerator/freezer with Handmade cabinets.

Closed Properties

Total # of Listings	34
Lowest Price	\$525,000
Highest Price	\$3,865,000
Average Price	\$1,197,553
Avg. Price/SqFt	\$521.68
Avg DOM	110



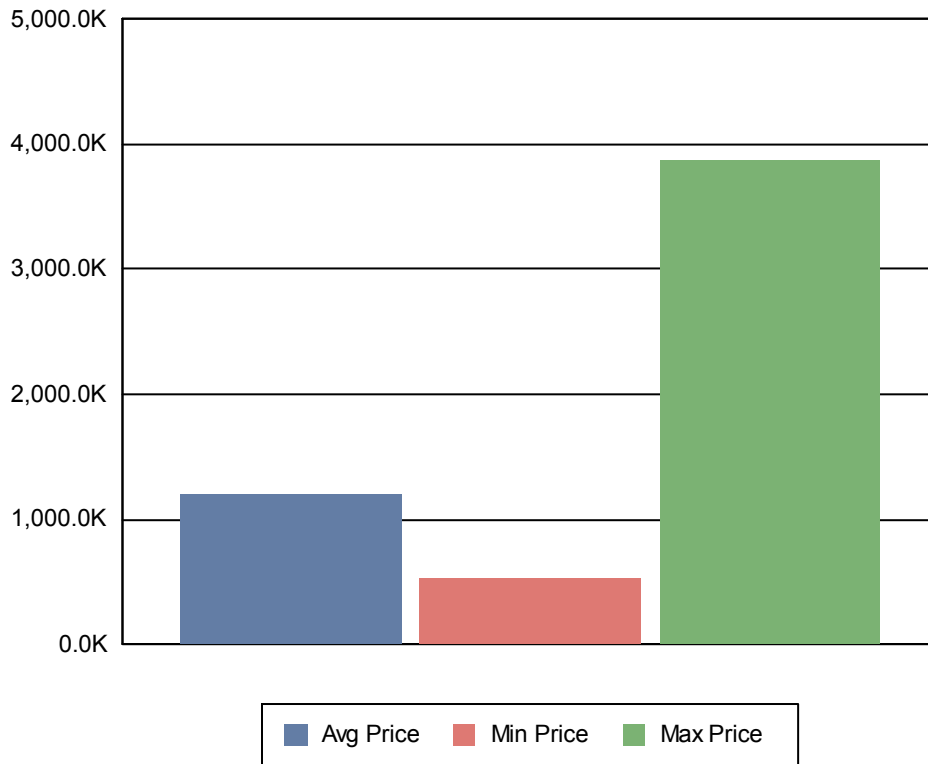
CMA Pro Report

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These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Closed	\$525,000	\$3,865,000	\$1,197,553	\$521.68
Totals / Averages	\$525,000	\$3,865,000	\$1,197,553	\$521.68

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
1-D Sunset Boulevard	\$855,000	\$525,000	290	%61.40	\$309.73
102 E Maryland Avenue	\$549,000	\$535,000	34	%97.45	\$646.14
23 45th Street	\$539,000	\$539,000	89	%100.00	\$457.56
12 W Lavenia Avenue	\$599,000	\$570,000	66	%95.16	\$357.14
8 Washington Avenue	\$599,000	\$587,000	36	%98.00	\$555.87
602 Central Avenue	\$614,000	\$615,000	42	%100.16	\$489.65
18 W Pershing Avenue	\$649,995	\$630,000	201	%96.92	\$325.75
1-A Sunset Boulevard	\$699,000	\$650,000	115	%92.99	\$348.15
352 N 3rd Street	\$674,999	\$670,000	13	%99.26	\$462.07

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4 E 17th Street	\$699,000	\$685,000	14	%98.00	\$679.56
6212 Ocean Boulevard	\$699,900	\$725,000	21	%103.59	\$445.33
292 14th Street	\$748,900	\$730,000	71	%97.48	\$475.26
107 E 29th Street	\$749,000	\$739,000	31	%98.67	\$461.88
21 East South Carolina Avenue	\$799,000	\$790,000	15	%98.87	\$416.67
13 37th Street	\$869,000	\$810,000	445	%93.21	\$0.00
1 W Cumberland Avenue	\$899,000	\$847,500	111	%94.27	\$417.49
116 Auburn Road	\$995,000	\$900,000	183	%90.45	\$378.79
5309 Long Beach Boulevard #A	\$1,100,000	\$998,000	24	%90.73	\$332.67
2514 Central Avenue	\$1,125,000	\$1,070,000	286	%95.11	\$428.00
1129-A Long Beach Blvd	\$1,099,000	\$1,079,000	114	%98.18	\$560.52
177D Long Beach Boulevard	\$1,199,000	\$1,150,000	6	%95.91	\$588.84
6305-B Long Beach Boulevard	\$1,399,000	\$1,200,000	117	%85.78	\$400.00
30 E 49th Street	\$1,299,000	\$1,290,000	34	%99.31	\$532.62
8003 Bay Terrace	\$1,350,000	\$1,300,000	74	%96.30	\$520.00
5409 F Long Beach Boulevard	\$1,699,000	\$1,594,800	100	%93.87	\$691.59
39 W Rosemma Avenue	\$1,799,900	\$1,625,000	63	%90.28	\$487.11
10 W 85th Street	\$1,650,000	\$1,640,000	85	%99.39	\$656.00
4 Cleveland Avenue	\$1,750,000	\$1,680,000	493	%96.00	\$489.80
335 Cranberry Drive	\$1,895,000	\$1,765,000	170	%93.14	\$588.33
15 N 5th Street	\$1,895,000	\$1,800,000	101	%94.99	\$573.98
1 N 4th Street	\$2,195,000	\$2,075,000	156	%94.53	\$699.36
123 Colorado Avenue	\$2,100,000	\$2,100,000	2	%100.00	\$1,166.67
1102-J Long Beach Blvd Boulevard	\$3,495,000	\$2,937,500	81	%84.05	\$499.91
7905 Ocean Boulevard	\$4,499,999	\$3,865,000	40	%85.89	\$773.00
Total Averages	\$1,287,873	\$1,197,553	145	%94.39	\$506.34

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
Closed								
C	1-D Sunset Boulevard	3	2/1	1,695	\$855,000	\$525,000	12/20/2017	290
C	102 E Maryland Avenue	2	1/0	828	\$549,000	\$535,000	12/01/2017	34
C	23 45th Street	3	2/0	1,178	\$539,000	\$539,000	12/15/2017	89
C	12 W Lavenia Avenue	4	2/0	1,596	\$599,000	\$570,000	12/27/2017	66
C	8 Washington Avenue	3	2/0	1,056	\$599,000	\$587,000	12/12/2017	36
C	602 Central Avenue	2	1/0	1,256	\$614,000	\$615,000	12/18/2017	42
C	18 W Pershing Avenue	3	2/1	1,934	\$649,995	\$630,000	12/15/2017	201
C	1-A Sunset Boulevard	4	2/1	1,867	\$699,000	\$650,000	12/01/2017	115
C	352 N 3rd Street	4	3/0	1,450	\$674,999	\$670,000	12/01/2017	13
C	4 E 17th Street	3	2/0	1,008	\$699,000	\$685,000	12/13/2017	14
C	6212 Ocean Boulevard	4	1/1	1,628	\$699,900	\$725,000	12/07/2017	21
C	292 14th Street	4	2/0	1,536	\$748,900	\$730,000	12/15/2017	71
C	107 E 29th Street	4	2/0	1,600	\$749,000	\$739,000	12/21/2017	31
C	21 East South Carolina Aven	5	2/0	1,896	\$799,000	\$790,000	12/01/2017	15

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S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
C	13 37th Street	4	3/0	0	\$869,000	\$810,000	12/08/2017	445
C	1 W Cumberland Avenue	4	2/1	2,030	\$899,000	\$847,500	12/15/2017	111
C	116 Auburn Road	4	2/0	2,376	\$995,000	\$900,000	12/11/2017	183
C	5309 Long Beach Boulevard #	5	3/1	3,000	\$1,100,000	\$998,000	12/29/2017	24
C	2514 Central Avenue	4	3/1	2,500	\$1,125,000	\$1,070,000	12/15/2017	286
C	1129-A Long Beach Blvd	4	3/0	1,925	\$1,099,000	\$1,079,000	12/01/2017	114
C	177D Long Beach Boulevard	3	2/2	1,953	\$1,199,000	\$1,150,000	12/13/2017	6
C	6305-B Long Beach Boulevar	4	3/1	3,000	\$1,399,000	\$1,200,000	12/29/2017	117
C	30 E 49th Street	5	3/1	2,422	\$1,299,000	\$1,290,000	12/21/2017	34
C	8003 Bay Terrace	4	3/1	2,500	\$1,350,000	\$1,300,000	12/18/2017	74
C	5409 F Long Beach Boulevard	5	3/0	2,306	\$1,699,000	\$1,594,800	12/21/2017	100
C	39 W Rosemma Avenue	5	4/1	3,336	\$1,799,900	\$1,625,000	12/28/2017	63
C	10 W 85th Street	4	3/1	2,500	\$1,650,000	\$1,640,000	12/04/2017	85
C	4 Cleveland Avenue	6	3/1	3,430	\$1,750,000	\$1,680,000	12/19/2017	493
C	335 Cranberry Drive	5	3/1	3,000	\$1,895,000	\$1,765,000	12/15/2017	170
C	15 N 5th Street	4	4/1	3,136	\$1,895,000	\$1,800,000	12/29/2017	101
C	1 N 4th Street	5	3/1	2,967	\$2,195,000	\$2,075,000	12/13/2017	156
C	123 Colorado Avenue	3	2/0	1,800	\$2,100,000	\$2,100,000	12/01/2017	2
C	1102-J Long Beach Blvd Boul	7	5/2	5,876	\$3,495,000	\$2,937,500	12/14/2017	81
C	7905 Ocean Boulevard	7	6/3	5,000	\$4,499,999	\$3,865,000	12/28/2017	40