

# ***INVESTOR'S LUCKY FIND!***



***1051 MONTAUK DRIVE  
FORKED RIVER, NJ 08731***



**CALL MARY ANN O'SHEA @ 609-713-4164  
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**1051 MONTAUK DRIVE  
FORKED RIVER, NJ 08731  
DESIGN FEATURES**

- *Contemporary – Corner Property*
- *Wetland Views – 5 Minutes to Bay*
- *4 Bedrooms, 3 Baths*
- *2-Car Garage with 1 Door*
- *Lot size 139X151 - almost half an acre*
- *Built 1987*
- *Living Square Footage – 2384 SF*
- *Taxes \$8600.00 assessed 491,300 (247,800 land & 243,500 building)*
- *2 Zone Central Air (new units lifted)*
- *2 Zone Gas Hotwater Baseboard Heat*
- *New Electric Panel - 150 Amp*
- *Circular Paved Driveway*
- *Stone yard*
- *New Front Porch with Vinyl Railings*
- *New Cedar Vinyl Impression Siding*
- *New Timberline Roof with Ridge Vent*
- *New Skylights*
- *Vinyl Fenced Backyard*
- *Recessed Boatslip – 33 feet long*
- *Waterfrontage - 39 feet*
- *Bulkhead backfilled and re-sheathed*
- *Fish cleaning station, Shed*
- *First floor Bedroom (12X15) with Walk-in Closet, Crown Molding*
- *First floor Full Bath with Walk-in Shower*
- *Foyer 8X4 with Double Coat Closet*
- *Living Room 20X19x12x7*
- *Wood-burning Fireplace, book shelves, carpet, wood slates on ceiling*
- *Kitchen 12X12 – Pantry, Breakfast Bar, Double SS Sink, Track Lighting*
- *Ceramic Tile Countertops*
- *Kitchen Appliances – SS Refrigerator, Gas Stove/Range, Dishwasher*
- *Dining room 12X21 - French Doors leading to Screened-in Porch*
- *Screened-in Porch - Lifted and reinforced*
- *Laundry room 11.5x6 - Storage Closet, access from outside*
- *Walk-in Pantry 5X5 with 2 storage closets*
- *Utility room with direct access outside*
- *Upstairs Full Bath with Jacuzzi tub, Double Vanity, Skylight*
- *Storage Eves that wrap around home with 2 access doors*
- *Master bedroom 21X18 – Walk-in closet, Full Bath with Walk-in Shower*
- *Bedroom (2) 17.5X105 - Double Closet, Lagoon Views*
- *Bedroom (3) 12X11 - Double Closet, Lagoon Views*