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MLS#: **4053639**

**46 Arnold Boulevard, Long Beach Twp, NJ 08008**

Status: **Active**



1 / 46

# Imgs:46

Municipality:	<b>Long Beach Twp</b>	Sub Type:	<b>Single Family</b>	List Price:	<b>\$1,195,000</b>
Section:	<b>High Bar Harbor</b>			Original Price:	<b>\$1,195,000</b>
Neighborhood:		# Rooms:	<b>7</b>	Owner:	<b>Individual</b>
Dwelling Style:	<b>2 Story</b>	Bedrooms:	<b>4</b>	Year Built:	<b>2007</b>
Model:		Full Baths:	<b>3</b>	Taxes:	<b>\$11,481</b>
Type:	<b>RES</b>	Half Baths:	<b>1</b>	Tax Year:	<b>2017</b>
Living Area Sqft:	<b>3,410</b>	Heat Type:	<b>Force Hot Air</b>	Waterfront:	<b>Yes</b>
Lot Dim:	<b>60x100</b>	Primary Fuel:	<b>Gas</b>	Waterfrontage:	<b>60</b>
Garage/Spaces:	<b>1</b>	Air Cond:	<b>Yes</b>	HOA:	<b>No</b>
Basement:	<b>No</b>	Pool:	<b>No</b>	HOA Monthly \$:	
Fireplace/Num:	<b>Yes/Gas, Stone</b>			Init Fee:	
Water/Sewer:	<b>Public Sewer, Public Water</b>			DOM:	<b>0</b>
Primary Loc:	<b>Lagoon</b>				

Directions: **Long Beach Blvd North to 20th Street. Make a left on 20th Street to Arnold Blvd. Right on Arnold Blvd and house is on the left.**

Recent: **09/07/2018 : NEW**

**Public Remarks**

**Immerse yourself in the ambiance and serenity of High Bar Harbor. This is a fabulous 3,400 square foot lagoon front home built in 2007 in like new condition with amazing water views. 3 master suites with oversized bathrooms. 4-zone HVAC. Custom kitchen with island, granite countertops and extensive cabinetry. Hardwood and tile throughout is both aesthetic and practical. Full height gas stone fireplace. Oversized pilings. 60 foot lagoon front with docking area. Attached garage. Enjoy sitting on the multiple decks watching waterway activity as well as being just minutes to the open bay. Come and see this "wow" home and make it yours.**

**Home Information**

Interior Feat:	<b>Attic - Pull Down, Blinds/ Shades, Ceiling Fan(s), Decorative Mouldin, Double Vanity, Kitchen Island, Open Floor Plan, Recessed Lights, Window Treatments</b>					
Exterior Feat:	<b>Boat Storage, Deck, Dock, Doors - Slidng Gless, Outdoor Shower, Porch - Open</b>					
Excluded:	<b>Chandelier in foyer and dining room not included and will be replaced prior to closing.</b>					
Garage/Parking:	<b>Attached Garage, Off Street</b>					
Siding:	<b>Vinyl</b>	Basement:	<b>Crawl</b>	Roof:	<b>Shingle</b>	
Heat/Cool:	<b>Cooling - Central Air, Heat - Forced Air, Natural Gas, Wtr Heater - Nat Gas, Zoned</b>				New Const:	<b>No</b>
Flooring:	<b>Ceramic Tile, Wood</b>		MBR Baths:	<b>Full Master Bath</b>		
Appliances:	<b>CookTop Range, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer</b>					
Furnished:	<b>Yes</b>	Furnishings:	<b>Inventory</b>			

School Information

Elementary: Middle School: High School:

# of Bldgs: # of Units: Assign Park:

**Taxes & Community Information**

Lot Description:	<b>Boat Storage, Dock, View - Canal/Lagoon</b>		Waterview:	<b>Yes</b>	Qual Code:	
Parcel ID:	<b>18-00023-06-00015</b>		Block:	<b>23.06</b>	Lot:	<b>15</b>
Zoning:	<b>SFR</b>		Lots in Dev:		Land Lease:	
Tax Year:	<b>2017</b>	Land:	<b>\$630,000</b>		Municipality:	<b>Long Beach Twp</b>
Taxes:	<b>\$11,481</b>	Improvement:	<b>\$543,900</b>		HOA Name:	
Approx Acres:		Total Assmnt:	<b>\$1,173,900</b>		HOA Phone:	
General Restrictions:		Flood Zone:	<b>Yes</b>		Management:	
Docs Available:			Comm Amenities:		Fee Includes:	
			Owner:	<b>Individual</b>		

**Prepared By:**

















All information courtesy of Robert Palestri  
Information herein deemed reliable but not guaranteed.