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*If you've ever wondered just what it would take to own a waterfront property in New Jersey, here's a look at a few premium waterfronts to help put your dreams in perspective.*

# How much?

by Robin S. Holleran

A friend once said to me that real estate is the best investment because God only made so much of it. Which, keeping these words of wisdom and the rules of supply and demand in mind, would mean that waterfront property would command a real premium in a small, but heavily populated state like New Jersey. But anyone who lives here knows a gorgeous house on the beach is worth every penny.



*Pier at 230 Squan Beach Drive, Mantoloking*



### ***Middle Sedge Island, Barnegat Bay***

Until the 1980s, Middle Sedge Island, previously known as Hankin's Island after a sail-making family from Lavallete, housed only a few rustic duck-hunting shacks ... until a large house was built on its tip. The entire 6,000-square-foot compound, comprising of a main four-bedroom house, guest cottage, all of the furniture and appliances, and the surrounding 14 acres (the balance of the 25-acre island is preserved) are currently for sale with Childers Sotheby's Realty for **\$8,500,000**.

Seclusion and privacy are guaranteed as this unusual

property is accessible only by boat or helicopter via the island's own licensed pad. Electricity, gas, water, sewer, phone and cable were brought to Middle Sedge from the main barrier island through buried mains, although the house has its own emergency generator — just in case.

In addition to a small protected beach, the home features a full-sized swimming pool, regulation bocce ball court, an illuminated perimeter boardwalk and two docks, one of which has deep water capability for boats up to 50 feet. The sale of the home includes the boat lift and two Parker launches.

**230 Squan Beach Drive, Mantoloking**

The original builder of this white-brick 5,000-square-foot home was Kenneth Wynne, the long-time president of the amusement park company that operated Casino Pier and Water Works in Seaside Heights. He was the first to erect an upscale home on the now highly desirable Curtis Point in Mantoloking, and was considered by many to be ahead of his time with his attention to detail.

Each of the four bedrooms is of exceptional size, and the master bedroom has an outdoor balcony that overlooks a koi pond and heated pool sur-

rounded by a beautifully landscaped terrace.

Because it is built at the tip of a peninsula, every major room has a panoramic view of Barnegat Bay.

"When we first walked through the house, we were amazed by all of the photographs of the Kennedy family," Margaret Natale, one of the current owners, says, "but it turned out that Mrs. Wynne was a Fitzgerald, a niece of John F. Kennedy."

The property, nearly a double-sized lot, is bulk-headed, includes a 131-foot-by-80-foot riparian grant, and is listed with Weichert Realtors for **\$5,200,000**.





1111 Ocean Avenue, Spring Lake

### **Ocean Avenue, Spring Lake**

As Donna Fay Waters of Coldwell Banker explains, Spring Lake is one of the few Shore communities that is truly a seashore neighborhood rather than just a beach

town. Many of her clients discover this after purchasing vacation houses that quickly become year-round destinations during weekends and holidays, and sometimes even primary residences as the

owners realize how easy it is to commute from the area.

The best views in Spring Lake, known by many old-timers as the "Irish Riviera," are along Ocean Avenue for obvious reasons. The homes at 1111 Ocean Avenue and 1 Pitney Avenue (on the corner of Ocean Avenue), are typical of the area architecture and recently sold for **\$6,000,000** and **\$3,400,000** respectively.

The Ocean Avenue property sits on an oversized lot and was originally built as a cape until it was enlarged 30 years ago. The Pitney Avenue home on the north end of town, while not expanded, was completely remodeled about seven years ago.

Waters also points out that Spring Lake breeds a healthy lifestyle with sidewalks and a non-commercial boardwalk that are used year-round. And of course, you can't beat the awe-inspiring views of the Atlantic Ocean.



### **48 Ocean Boulevard, Atlantic Highlands**

The "Big House," as it is fondly called, was originally built for the 100 members of the Pavonia Yacht Club in 1890. Fourteen years later, it was converted into a 10-bedroom home and most recently was owned by a family that raised 14 children under its roof.

"Everyone went there for holidays, the Fourth of July and family gatherings, which got very large. There were even a few wedding receptions on the porch," Mary Buckley, the listing agent and sister to the late owner, explains. "In addition to all of my brother's kids, we had eight siblings who always came with all their children too."

The home, listed for **\$1,950,000** with Woodward Realty, is filled with charm, character and many fond memories. On one of the most desirable addresses in Atlantic Highlands, the house sits within walking distance of the ferry, quaint downtown shops and restaurants and offers unobstructed, stunning views of Sandy Hook Bay and New York City from the large wraparound porch. Much of the woodwork inside is original, as are the seven stained-glass windows. **NJC**