

\$1,199,999 - 56 Gregg Dr, MANAHAWKIN

MLS® #NJOC2033508

\$1,199,999

4 Bedroom, 2.50 Bathroom, 2,662 sqft

Residential on 0.09 Acres

BEACH HAVEN WEST, MANAHAWKIN, NJ

Welcome to 56 Gregg Dr, Manahawkin, NJ â€“
Luxury New Waterfront Construction with
Premium Finishes

Discover the pinnacle of coastal living in this brand-new construction by Atlantic Coastal Development, perfectly positioned just 8 minutes by boat to the open bay. This 4-bedroom, 2.5-bathroom dream home offers over-the-top features, stylish design, and 50 feet of waterfrontageâ€”ideal for the Shore lifestyle.

Step inside to an open-concept layout with luxury vinyl flooring throughout, a chefâ€™s kitchen featuring NorthPoint solid wood cabinetry, quartz countertops, a marble backsplash, oversized island, and a high-end Italian Berta appliance package. The living room includes a sleek electric fireplace and dual 8â€™ sliding glass doors that bring in natural light and open to expansive decks.

Upstairs, the primary suite is a true retreat with a private fiberglass balcony (glass panel railings), a spa-like bathroom with a soaking tub, and a spacious sitting area. All bathrooms include stone shower floors, thick frameless glass doors, and custom tile with built-in benches.

Additional highlights include a residential elevator to all levels, a finished 2-car garage with openers and remotes, smart thermostats,



recessed lighting throughout, solid core interior doors, and a unique first-floor common room for flexible living.

Outdoor features are just as impressive: a new 30' dock and composite deck, paver patio with Cambridge stones, an outdoor shower, and multiple water spigots for convenience. Entertain or unwind on the covered composite deck with sleek black aluminum railings, or relax on the Azek shaker landing that leads to your private dock.

Don't miss this exceptional opportunity to own a move-in-ready waterfront masterpiece—schedule your private showing at 56 Gregg Dr today!

Built in 2025

Essential Information

MLS® #	NJOC2033508
Price	\$1,199,999
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,662
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Colonial, Contemporary
Status	Active Under Contract

Community Information

Address	56 Gregg Dr
Area	Stafford Twp (21531)
Subdivision	BEACH HAVEN WEST
City	MANAHAWKIN

County	OCEAN-NJ
State	NJ
Municipality	STAFFORD TWP
Zip Code	08050

Amenities

Amenities	Elevator, Pantry, Master Bath(s), Recessed Lighting, Soaking Tub, Stall Shower, Walk-in Closet(s)
Utilities	Sewer Available, Water Available, Natural Gas Available, Electric Available, Cable TV Available
Parking	Crushed Stone
# of Garages	2
Garages	Garage - Front Entry
View	Water, Canal
Is Waterfront	Yes
Waterfront	Canal

Interior

Appliances	Built-In Microwave, Built-In Range, Dishwasher, Dryer, Microwave, Oven/Range-Gas, Range hood, Refrigerator, Six burner stove, Stainless Steel Appliances, Stove, Washer
Heating	Central, Programmable Thermostat
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Outside Shower, Balcony, Deck(s), Patio
Lot Description	Bulkheaded, Cul-de-sac, Level, No thru street
Windows	Energy Efficient, Double Pane
Roof	Asphalt
Foundation	Pilings

School Information

District	STAFFORD TOWNSHIP PUBLIC SCHOOLS
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Middle	SOUTHERN REGIONAL M.S.
High	SOUTHERN REGIONAL

Additional Information

Date Listed	April 25th, 2025
Days on Market	104
Zoning	RR2A

Listing Details

Listing Office	BHHS Fox & Roach - Princeton
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Listing information last updated on October 22nd, 2025 at 4:16pm EDT