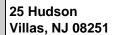
Asking \$850,000.00















## **COMMENTS**

TWO EXPANSIVE PROPERTIES INCLUDED WITH THIS EXCEPTIONAL SALE. Property being sold consists of 2 separate lots: 25 E Hudson (90 x 126) and 26 E Ocean Ave (100 x 104). The 2 car garage with vast parking is located on 26 E Ocean Ave. The residence features a grand 6-bedroom, 4-full bathroom home with a renovated luminous attic and a massive waterproof basement, offering an estimated 3,622 sq ft of impeccably maintained living space (not including attic and basement) nestled on a generous 90 x 126 lot. The accompanying lot (26 E Ocean Ave), measuring 100 x 104, with a two-car garage and storage area will provide a handful of opportunities for the new owner. Fully fenced, the entire property has been meticulously cared for by the current homeowner to ensure maintenance-free living from every angle. From a new roof to updated plumbing and electrical light fixtures, new air conditioning unit and tankless hot water heater, every essential has been attended to. The first floor welcomes you with a spacious kitchen, two dining areas, multiple living rooms, cozy study/office, a bedroom, full bathroom, wood-burning fireplace, and a sizable deck extending from the largest room. Upstairs, discover five bedrooms (including two en suites), a hallway bathroom, and an abundance of natural light filtering in. Ascend to the third floor to find a radiant, expansive attic, exquisitely finished with refinished hardwood floors, freshly painted walls, and new windows on all four sides-far too stylish for mere storage. And if more space is desired, the full basement promises to exceed your expectations. Choose between your business mindset or your designer mindset and capitalize on owning TWO SUBSTANTIAL PROPERTIES in the heart of the community. Enjoy this growing area of Cape May County, where you\re just a short walk to the beautiful Delaware Bay beaches and a quick 10 minute drive to the coastal charm of downtown Cape May where you can enjoy a variety of great restaurants and shopping. Contact the listing agent for a comprehensive list of property upgrades, floor plan and survey. This property is being sold \"As Is\". Furniture and custom fit window treatments included.

## PROPERTY DETAILS

Exterior Brick OutsideFeatures Deck Fenced Yard Sidewalks See Remarks OtherRooms
Living Room
Dining Room
Kitchen
Den/TV Room
Recreation/Family
Eat-In-Kitchen
Dining Area

Pantry Storage Attic InteriorFeatures
Wood Flooring
Smoke/Fire Alarm
Storage
Wall to Wall Carpet
Fireplace- Wood
Tile Flooring
Vinyl Flooring

Kitchen Island





## Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371/609-399-0076



info@bergerrealty.com

output

Description:

□ info@bergerrealty.com

□ info@bergerrealty.

AppliancesIncluded

Range Oven

Microwave Oven Refrigerator

Washer Dryer

Dishwasher Smoke/Fire Detector AlsoIncluded Shades Blinds Furniture

Window Treatments

Basement Full

Outside Entrance Inside Entrance Heating Gas Natural

Forced Air

Cooling HotWater Water Sewer
Central Air Condition Gas- Natural Public Public



Ask for George Cash Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

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