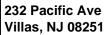
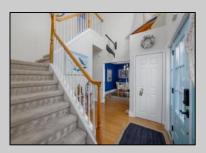
Asking \$839,000.00















## **COMMENTS**

TURNKEY BEACH HOUSE FULLY FURNISHED! Located only 4 houses to the beautiful Delaware Bay with views from the decks. Enter this spacious home through a gracious foyer, with lovely staircase and a large window with plenty of natural lighting! The home offers a large open concept living room with gas fireplace for warm family gatherings and a beautiful gourmet kitchen with a center island and lots of storage space, pantry, a built-in desk, granite counters, and stainless appliances. Off the kitchen you will find a sliding glass door to the back deck that is convenient for grilling and a powder room. This beach house also offers a formal dining room with lovely French doors and coved ceiling that adds an elegant touch. The first floor offers bamboo hardwood flooring. The second floor features a large master suite with views of the bay, a large walk-in closet, and a lovely bathroom complete with a whirlpool tub, 2 large additional bedrooms and a large hall bathroom with double sinks. There is also a convenient laundry closet on the second floor. Lower-level floor offers a 4th bedroom/bonus or gathering room for extra guest plus a finished garage and utility room for more storage. Backyard features a hot-tub, grill, chairs and firepit. This home is in excellent condition. GROSS INCOME: 2021...\$46,160,2022...\$46,700, 2023...\$53,200. Homeowners Insurance \$2617 per year, Flood Insurance \$1111 per year. Solar panels were put on the property in 2021. Sellers pay flat 14.5 cents per 1000 kw. Call today for showing!

PROPERTY	DETAILS
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Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Garage	Living Room
	Deck	1 Car	Dining Room
	Cable TV	Concrete Driveway	Kitchen
		·	Recreation/Family
			Dining Area
			Laundry Closet

AlsoIncluded

InteriorFeatures **AppliancesIncluded** Fireplace- Gas Oven Wood Flooring Microwave Oven Smoke/Fire Alarm Refrigerator Storage Washer Walk in Closet Dryer Wall to Wall Carpet Dishwasher Whirlpool Smoke/Fire Detector

Stove Electric

Tile Flooring

Window Treatments Full
Finished
Outside Entrance
Inside Entrance

**Basement** 





Cooling

Multi Zoned

Central Air Condition

Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com



HotWater Gas- Natural Water City

Heating Gas Natural Forced Air

Sewer City



Ask for J.K. Hepner, III Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: jkh@bergerrealty.com

