



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



Asking \$1,100,000.00

☑ info@bergerrealty.com















## **COMMENTS**

Finally, a property that has it all....great location, very spacious floor plan & lot and many modern and upgraded amenities. This spacious two-story custom home features four bedrooms and 3.5 baths and is the perfect property for your families new home and all your luxurious coastal living desires and activities. This home's open-concept living and dining areas are great for entertaining, while the Florida room and large balcony provide space to relax with views of the nearby canal. Outside, enjoy the expansive yard, hot tub, and fire pit, perfect for gatherings with family and friends. A 20x12 shed offers extra storage or space for hobbies. Conveniently located near Cape May & Diamond beaches, entertainment, and marinas, this home is perfectly positioned for South Jersey coastal living and year round living.

| PROPER | TY DETAILS |
|--------|------------|
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Window Treatments

| Exterior<br>Vinyl  | OutsideFeatures Patio Grill Fenced Yard Storage Building Outside Shower Whirpool/Spa | ParkingGarage Garage Attached Concrete Driveway Stone Driveway 4 car parking | OtherRooms Living Room Kitchen Eat-In-Kitchen Dining Area Laundry/Utility Room Florida Room |
|--------------------|--|--|---|
| InteriorFeatures   | AlsoIncluded Partial Furniture   | Heating  | Cooling   |
| Cathedral Ceilings |  | Gas Natural  | Central Air Condition   |

Forced Air

City

Tile Flooring

HotWater Water Sewer

City

Fireplace- Gas

Wood Flooring Walk in Closet Wall to Wall Carpet

Gas-Natural

On Demand

Ceiling Fan