

**401 Wesley  
Ocean City, NJ 08226**

**Asking \$2,590,000.00**



**COMMENTS**

Come and enjoy the Ocean City lifestyle in this grand Queen Anne Victorian located just few blocks to the beach and boardwalk and a short walk to downtown shopping. Warm gathering areas including a billiard room, library, living room with fireplace, wrap around front porch, back deck for grilling and large rooftop deck for sunning and sunsets. This 11-bedroom (each with private bath plus 2 half baths) home boasts 7000 square feet of living space which was completely rebuilt in 1989 to today's standards. The home includes 2 rental income apartments, one with 2 bedrooms, living room, kitchen and full bath with Jacuzzi and separate shower. Convenience of four off-street parking spaces, garage, private beach shower and plenty of space to store your bikes. A great year-round treasure!

**PROPERTY DETAILS**

|                     |                    |                   |                      |
|---------------------|--------------------|-------------------|----------------------|
| Exterior            | OutsideFeatures    | ParkingGarage     | OtherRooms           |
| Brick               | Deck               | Garage            | Living Room          |
| Shingle             | Porch              | Parking Pad       | Dining Room          |
| Wood                | Grill              | 3 Car             | Kitchen              |
|                     | Fenced Yard        | Attached          | Den/TV Room          |
|                     | Cable TV           | Auto Door Opener  | Recreation/Family    |
|                     | Sidewalks          | Heated Garage     | Eat-In-Kitchen       |
|                     | Outside Shower     | Assigned Parking  | Breakfast Nook       |
|                     | See Remarks        | Concrete Driveway | Dining Area          |
|                     | Sprinkler System   | See Remarks       | Pantry               |
|                     |                    |                   | Laundry/Utility Room |
|                     |                    |                   | Library/Study        |
|                     |                    |                   | Workshop             |
|                     |                    |                   | See Remarks          |
|                     |                    |                   | In-Law Quarters      |
| InteriorFeatures    | AppliancesIncluded | AlsoIncluded      | Basement             |
| Fireplace- Gas      | Range              | Drapes            | Finished             |
| Wood Flooring       | Oven               | Curtains          | Outside Entrance     |
| Security System     | Microwave Oven     | Shades            | Heated               |
| Smoke/Fire Alarm    | Refrigerator       | Blinds            |                      |
| Storage             | Washer             | Rugs              |                      |
| Wall to Wall Carpet | Dryer              | Furniture         |                      |
| Tile Flooring       | Dishwasher         | See Remarks       |                      |
|                     | Disposal           | Window Treatments |                      |

# Berger Realty

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