



**2804 Asbury Ave  
Ocean City, NJ 08226**

**Asking \$1,999,000.00**



#### COMMENTS

Beautiful Single Family just 2.5 blocks away from the beach, located in the prime GOLD COAST! This upside down custom built home has a nice floor plan that is spacious, bright and sunny! Enjoy the many features of this home and unique design, 2nd floor living w/vaulted ceiling, gas log fireplace, and large kitchen and dining area. Oversized master bedroom with sitting area, vaulted ceiling & full master bath located on the second floor. Full size washer, dryer laundry area. Wrap around 2nd floor front deck, rear deck w/roof top deck off master bedroom having great skyline views! Full front porch with plenty of space for outside furniture. Downstairs: 3 oversized bedrooms with full size closets & full bath. 2 car oversized garage with large overhead storage platform. Paver driveway with plenty of off street parking located behind the two car garage. New in 2022: front entry door, garage side door, and 2nd floor front slider doors. HVAC newer within last 5 years dual system Rheem brand. Never rented, excellent location for summer rentals and off season rentals or year round rental. This property has been used by the owner as a family summer home. Pride of ownership can be seen during your tour of this well maintained single family! It's move in ready! Non-smoking. Being sold fully furnished! This property is worth taking a look at in person.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	Attached Garage	Den/TV Room
	Deck	Auto Door Opener	Dining Area
	Porch	See Remarks	Dining Room
	Sidewalks	Two Car	Eat In Kitchen
	Sprinkler System		Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher	Furnished	Outside Entrance
Cathedral Ceiling	Disposal		
Kitchen Center Island	Dryer		
Smoke/Fire Alarm	Gas Stove		
Storage	Microwave		
Walk In Closet	Refrigerator		
Whirlpool	Self Cleaning Oven		
	Washer		
Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Gas	Public

# Berger Realty

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Gas-Natural

Central

Sewer

Public Sewer



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