

**12 Valmar Court  
Ocean City, NJ 08226**

**Asking \$1,999,900.00**



**COMMENTS**

Custom built home that offers everything including pool, an aircraft hangar & direct access to Ocean City Municipal Airport with through the fence agreement. Recently remodeled Entry level offers: 3 bedrooms & full bath, den area with fireplace, crown molding with LED lighting, and kitchenette/bar, heated tile floors and access to the finished heated and insulated hangar. The 2nd floor features Spacious updated kitchen with center island, hardwood floors, living room with fireplace & cathedral ceilings, powder room and laundry room. Up just a couple more steps to the master bedroom suite with walk in closet, steam shower, jacuzzi tub with water heater, private sunroom & private deck. Tons of upgrades with new tankless water heater, New Heat and air, Central Vac System, whole house back up/standby auto start Generac generator, Weather station and New oversized paver driveway. Tons of outdoor living space with an in ground salt water pool, fenced rear yard, 5 porches, plus the built in airplane hangar... You will love watching the planes land in front of the gorgeous wetland views. All this and located on a quiet street on a large 67 X 122ft Lot with amazing views of the innerCoastal and wetlands. This home is unlike any others!!! You do not need a plane to love this home.... Current owner uses hangar as man cave.

**PROPERTY DETAILS**

|                       |                    |                 |                      |
|-----------------------|--------------------|-----------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage   | OtherRooms           |
| Vinyl                 | Curbs              | Attached Garage | Den/TV Room          |
|                       | Deck               | See Remarks     | Dining Room          |
|                       | Fenced Yard        | Two Car         | Florida Room         |
|                       | Outside Shower     |                 | Laundry/Utility Room |
|                       | Patio              |                 |                      |
|                       | Paved Road         |                 |                      |
|                       | Pool-In Ground     |                 |                      |
|                       | Porch Enclosed     |                 |                      |
|                       | Sidewalks          |                 |                      |
|                       | Sprinkler System   |                 |                      |
|                       | Whirlpool/Spa      |                 |                      |
| InteriorFeatures      | AppliancesIncluded | AlsoIncluded    | Basement             |
| Bar                   | Central Vacuum     | Blinds          | Crawl Space          |
| Carbon Monoxide       | Dishwasher         | Curtains        |                      |
| Detector              | Disposal           |                 |                      |
| Cathedral Ceiling     | Dryer              |                 |                      |
| Kitchen Center Island | Gas Stove          |                 |                      |

# Berger Realty

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