

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

**Asking \$1,899,900.00**



**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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