

**115 21st St  
Ocean City, NJ 08226**

**Asking \$1,450,000.00**



**COMMENTS**

This is the one you've been waiting for! You truly can't beat this location AND lot size; PLUS it's a corner property! With this opportunity—in one of the BEST neighborhoods in Ocean City—you can get a single home on a HUGE LOT with an actual yard (we're talking room to run around, play games, let your pet roam) for much less than the price of most homes on the island that have no yard. Additionally, 21st Street is not a through street at Haven, so there is very little vehicle traffic. The house is in nice condition and is move-in ready with the comforts of home. The home has two living areas for all who stay to have their own space—a rare feature for even new single homes. Between the living areas is a dining area and spacious kitchen with access to the laundry room, jack-and-jill powder room, and LARGE MASTER SUITE. The other three bedrooms and bath are off a hall in the front of the house, but there is a flow through the whole place that just makes it work. Enjoy ocean and bay breezes from the lovely covered front porch or dine with over a dozen people on the big Mahogany back deck. Each room has a closet that will suit your needs. Need more room? There is a storage attic, too, with easy pull-down stairs. The laundry room has a utility closet to keep lots of household items handy. Plus the powder room has a closet, too. This home has central air and gas heat. The water shutoff was moved from the crawl space up to the laundry room for easy access if not around in the winter season. There is indoor access to the crawl space too if you need it. The back yard has an enclosed outdoor shower that is even more private because you have your own big back yard with lots of landscaping. I mentioned one of best neighborhoods, and it is! You're only a few short blocks to the beach—about a quarter mile. And on the way you will pass Aunt Betty's Ice Cream, Blitz's Market and Restaurant, Uncle Bill's Pancake House, and a half a block down Asbury is Nauti Donuts! Plus, the boardwalk runs down to 23rd St, so you can easily hop on the boardwalk at 21st for a stroll to shop, dine, and enjoy the amusements, or exercise! You don't even have to walk that far for a stroll or bike ride, because the Haven Avenue Multi-Use Path is right there at the corner of 21st and Haven... just steps away from the front door. Honestly, you do not want to miss the chance to own a piece of paradise like this. This home has been lovingly enjoyed by the current family for 40 years, and yes, they updated along the way. It was never rented, but would get excellent rates if you did want to use it as an investment property in that way. No matter what, excellent memories will be made at this location because it is truly one of the best!

**PROPERTY DETAILS**

| Exterior | OutsideFeatures                     | ParkingGarage       | OtherRooms  |
|----------|-------------------------------------|---------------------|---|
| Vinyl    | Curbs<br>Deck<br>Enclosed<br>Shower | None<br><br>Outside | Dining Area<br>Laundry/Utility Room<br>Primary BR on 1st floor<br>Recreation/Family |

# Berger Realty

Since 1928



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|   |   |                        |  |
|---|---|------------------------|--|
|   | Fenced Yard<br>Porch<br>Sidewalks   |                        | Storage Attic                              |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Skylight(s)<br>Storage | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Electric Stove<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds | Basement<br>Crawl Space<br>Inside Entrance |
| Heating<br>Forced Air<br>Gas-Natural                                      | Cooling<br>Ceiling Fan(s)<br>Central  | HotWater<br>Gas        | Water<br>Public                            |
| Sewer<br>Public Sewer   |   |                        |  |



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