

**2506 Asbury  
Ocean City, NJ 08226**

**Asking \$2,650,000.00**



**COMMENTS**

Remarkable 3,054 sf single family home, on an oversized 45\'x100\' lot with a rare floor plan that features MULTIPLE LIVING SPACES. Located just steps from Ocean City Gold Coast beaches, this 5 bedroom, 4.5 bathroom home has a 5 stop handicap accessible ELEVATOR that travels from the garage to every level of living space. The main living area boasts an open floor plan with 22\' ceilings and a custom kitchen with plenty of seating for all your guests at the large wrap around, multi-level island and adjoining dining area. A palatial living space with a gas log fire place & access to a large partially covered front deck w retractable awning if full coverage is desired. This floor also has a bonus wet bar area, powder room, decorative cupola & additional rear deck. The entry level features a SECOND living space boasting 2 large bedrooms, full bath & family room. Both the bedroom and the family room offer access to a large, covered front porch making this the ideal home for multi-generational guests. An additional level has a laundry room, 2 large bedrooms, each with their own private full bathroom and deck access. Top floor includes a massive primary suite with vaulted ceilings, full bath and private deck. This special beach house also has inside access to a roomy 2 car garage with large driveway providing for 4 additional off-street parking spots. This home has been meticulously maintained following a stringent annual maintenance schedule. Abundant amenities include roof top deck, custom architectural details & window design, bullnose corners, finely-crafted hard wood flooring with decorative inlay designs, Anderson 400 windows, Wolf range, covered outside shower, 3 zone HVAC, sprinkler system and a tankless hot water heater. You will enjoy 4 levels of luxury living when you make this custom-built house your home!

**PROPERTY DETAILS**

|                       |                    |               |                |
|-----------------------|--------------------|---------------|----------------|
| Exterior              | OutsideFeatures    | ParkingGarage | OtherRooms     |
| Vinyl                 | Deck               | Two Car       | Dining Area    |
|                       | Enclosed           | Outside       | Eat In Kitchen |
|                       | Shower             |               | Great Room     |
|                       | Outside Shower     |               |                |
|                       | Sprinkler System   |               |                |
| InteriorFeatures      | AppliancesIncluded | Heating       | Cooling        |
| Bar                   | Burglar Alarm      | Gas-Natural   | Ceiling Fan(s) |
| Cathedral Ceiling     | Dishwasher         |               | Central        |
| Elevator              | Dryer              |               | Multi-Zoned    |
| Kitchen Center Island | Gas Stove          |               |                |
| Security System       | Microwave          |               |                |
| Storage               | Refrigerator       |               |                |

# Berger Realty

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Trash Compactor  
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Water  
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Sewer  
Public Sewer

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