



**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

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Trash Compactor  
Washer

HotWater  
Tankless-gas

Water  
Public

Sewer  
Public Sewer



Ask for Tom Melchionni  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [tom@bergerrealty.com](mailto:tom@bergerrealty.com)

