

**1702 Wesley Ave  
Ocean City, NJ 08226**

**Asking \$1,998,000.00**



**COMMENTS**

This Beautiful Single-family home, located in the prestigious Gold Coast, is only one-half block from the beach and truly original in its classic design. Rediscover the charm that made Ocean City: \"America's favorite family resort!\" This house was gracefully remodeled to preserve the integrity but modernized to open the space and create a great room / dining and kitchen area that invites entertainment and family fun. The modern kitchen with all the conveniences combines with a large back deck and sets the stage for indoor / outdoor summer enjoyment! Four bedrooms including the master suite and a 4th floor dormitory will allow plenty of guests. The ground floor allows additional creativity with bonus room, den, laundry and garage. There is a fenced in back yard for the family hound and enclosed outside shower. Please note that the property has been successfully rented for many years and generates substantial Summer income. Summer Rentals book for between \$7000 to \$8000 per week in high season. Bookings and rates for the Summer of 2024 are available upon request. This property although a single family home is zoned R2-40.

**PROPERTY DETAILS**

|                  |                    |                 |                      |
|------------------|--------------------|-----------------|----------------------|
| Exterior         | OutsideFeatures    | ParkingGarage   | OtherRooms           |
| Cedar            | Curbs              | Attached Garage | Dining Room          |
|                  | Enclosed           | Outside One Car | Great Room           |
|                  | Shower             |                 | Laundry/Utility Room |
|                  | Fenced Yard        |                 |                      |
|                  | Outside Shower     |                 |                      |
|                  | Porch              |                 |                      |
|                  | Sidewalks          |                 |                      |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded    | Heating              |
| Smoke/Fire Alarm | Burglar Alarm      | Blinds          | Forced Air           |
| Storage          | Dishwasher         | Furnished       | Gas-Natural          |
| Walk In Closet   | Disposal           | See Remarks     | Hot Water            |
|                  | Dryer              |                 |                      |
|                  | Gas Stove          |                 |                      |
|                  | Microwave          |                 |                      |
|                  | Refrigerator       |                 |                      |
|                  | Self Cleaning Oven |                 |                      |
|                  | Washer             |                 |                      |
| Cooling          | HotWater           | Water           | Sewer                |

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Central  
Gas

Gas

Public

Public Sewer



Ask for Cassidy Fletcher  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [crf@bergerrealty.com](mailto:crf@bergerrealty.com)

