

**110 Patcong (GoldCoast)  
Linwood, NJ 08221**

**Asking \$1,195,000.00**



#### COMMENTS

This elegant & spacious Victorian-style home sits on an expansive lot in the highly prestigious and sought-after Linwood's Gold Coast, offering generous living and entertaining space! The inviting covered wrap around front porch leads to large living room with fireplace and an adjacent room separated by glass French Doors is the current office or playroom. Gourmet Eat-In Kitchen with a wide galley layout has stainless steel appliances, AAA Maple kitchen cabinets and an eating area large enough for a formal dining room table. A half level down is a 625 sq ft. den (original 2 car garage) with imported Italian porcelain tile, 28 recessed light on three separate circuits, four-way switching, and dimmers, powder room and wet bar. Another level down is full finished carpeted basement which could make for an ideal movie theater! Through the main home are Freshly refinished, three-quarter inch solid red oak hardwood floors, crown moldings and chair rails and Multiple Fireplaces (Living Room: Woodburning fireplace with a painted mahogany mantle. Master Bedroom: Fireplace insert with blower, piped for a gas log set, and a natural mahogany mantle). The Main House offers 5 bedrooms and 3.5 baths. Master Suite fits king size bed and Includes a 12 x 12 half-round sitting room with French doors and 12+ feet ceilings, a spacious walk-in closet, and a gorgeously renovated master bathroom with a hand-cut cedar Turkish ceiling, skylight, 2 sinks, soaking tub, walk in shower and SCHONBEK chandelier with Swarovskii crystals. 4 additional bedrooms including the original master with a Swarovski crystal chandelier, walk-in closet, and en suite bathroom with shower. The piece de resistance is the detached 2116 sq, 2 story OUT-BUILDING: two garage doors lead to the current two garage bays, which could become a 4 car garage if desired (remove non weight bearing wall) with large 1st floor room and powder room PLUS the second story Rec room of all Rec rooms! Wide staircase leads to the enormous space with High ceilings, large windows for tremendous natural light, and large 10+ person wet bar (brought from MoJo's-IYKYK) with a double stainless bar sink & speed rack for bottles, dishwasher, multiple built in wooden storage shelves with slide in refrigerator/freezer behind the bar and a full bath room. Ultimate Entertaining Space - Configurable for large gatherings, perfect for hosting without accessing the main house! The Outdoor Spaces has a Unique / highly functioning Design: Bi-level backyard with eight stone-faced light posts illuminating two paver staircases and reinforced concrete block retention walls. The Back Deck off the kitchen is New 5/4 inch cedar planks with cedar 2-inch balusters and pressure-treated foundation wood. The yard is plenty large enough for pool and play set. The exterior cedar siding, soffits, fascia boards, shadow boards, dental moldings, and wood trim have all been meticulously maintained and freshly stained (solid stained) Landscaping and Lighting include Extensive Paving with Over 4000 sq. ft. of EP Henry pavers, Elegant raised stone garden planters with genuine hand-cut blue slate tops. 43 outdoor lights, including 24 floodlights, 10 post lights, 4 side door lights, and 5 under-porch lights. Paver driveway



accommodating parking for nine cars and is lined with a rare & majestic sideways blue Atlas cedar tree. Anderson windows thru out both the main house and the outbuilding. Hot water baseboard heat in the house and forced air in the outbuilding. Total there are five zones of heat and three zones of air. The main air in the house is less than three years old. Boiler is about 20 years old and recently serviced and working perfectly. Heating air in upstairs of outbuilding is about 12 years old and the Mitsubishi mini split downstairs in the garage is new last year.

### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Cedar	Curbs	Auto Door Opener	Dining Area
See Remarks	Deck	Detached Garage	Eat In Kitchen
Wood	Patio	Heated Garage	In-Law Quarters
	Paved Road	Three or More Cars	Laundry/Utility Room
	Porch		Recreation/Family
	Sprinkler System		Workshop
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Dishwasher	Blinds	6 Ft. or More Head
Carbon Monoxide Detector	Disposal	Curtains	Room
Cathedral Ceiling	Dryer		Finished
Skylight(s)	Gas Stove		Heated
Smoke/Fire Alarm	Microwave		Inside Entrance
Storage	Refrigerator		Masonry Floor/Wall
Walk In Closet	Washer		Partially Finished
Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Gas	Public
Gas-Natural	Central		
Multi-Zoned	Gas		
	Multi-Zoned		
Sewer			
Public Sewer			



Ask for Lureen "Lani" Calcara  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: luc@bergerrealty.com

