

401 Wesley Ave  
Ocean City, NJ 08226

Asking \$2,900,000.00



#### COMMENTS

The Queen of Ocean City: A Historic Queen Anne Victorian Home Introducing "The Queen of Ocean City," formerly the renowned Northwood Inn, now available for sale as a grand single-family residence. This remarkable Queen Anne Victorian home, boasting 7,170 square feet of exquisite living space, is located just three blocks from the ocean, beach, and boardwalk; and only three blocks to Downtown Ocean City Shopping and Dining. Originally built circa 1894, it stands as one of the first 200 houses on the island and a key building in the Ocean City Historic District. 23 Rooms in total; 11 bedrooms, 10 full bathrooms (including 4 with two-person Jacuzzi tubs), and 2 half baths. Completely restored in 1989-1990 by skilled craftsman John Loeper, the home features a magnificent sweeping staircase, inlaid hardwood floors, upgraded 400-amp electrical service, 2 zone; 10 tons of central air conditioning, and 13-zone gas hot water baseboard heating. Living Room Gas Fireplace with remote. Comprehensive fire suppression system and home security system. Smoke and Carbon Monoxide Detectors; all Hard Wired. Semi-Commercial Kitchen: Equipped with a 6-burner Garland stove, Salamander and Flat Grill Top, double sink, and single sink(3 Sinks). Side by Side Refrigerator. Spacious dining room seating up to 14 people with additional tables and chairs., There is also the Main/ Largest Bedroom Suite, This incredibly Private Space includes a full bath with Jacuzzi tub, Walk-in Shower, Vanity, Toilet, Bidet, 2 Walk-in Closets and a large Private Office with a half bath included. This dedicated Luxurious space is for the owner's privacy. Additional Living Spaces Ground Floor Apartment: Separate 2-bedroom, 1-bath apartment with a professional office (Presently used for Storage) and workshop that could be converted into another apartment. Mechanical & Laundry Rooms: Ground floor features a Weil-McLain boiler, fire standpipe, laundry room with two washers and dryers, workspace, and side-by-side refrigerator. Porches & Decks: Multiple porches, including a roof-top deck with stunning sunset views, a side porch perfect for breakfast or BBQ Dinners, and a rounded front porch with comfortable rocking chairs. Landscaping: Beautifully landscaped with mature plantings and perennial flowers, all enclosed by a fenced yard; Garden Sprinkler system included. Potential & Opportunities This historic home, lovingly maintained for over 35 years, offers endless possibilities. Whether you wish to restore it to its original grandeur as a single-family residence or continue operating it as an inn (with existing licenses and permits), the choice is yours. The property comes furnished, minus a few personal items, making it move-in ready. Historical Significance As one of the original houses on the island, this home is not just a residence but a piece of Ocean City's rich history. Its restoration has preserved its charm and splendor, making it a true gem in the heart of the historic district. There is too much to mention in these remarks; you have to come see this home to appreciate its grandeur. The present owners, retiring after years of dedicated stewardship, are looking for the next custodians of this historic Ocean City home. Don't miss this rare opportunity



to own a piece of history. Come experience, the timeless, elegance and unmatched charm of this 1894 Queen Anne Victorian style Home located just three blocks from Ocean City's famous Beach and Boardwalk. Boasting 7170 Sq. ft. of exquisite living space, this home offers Eight Bedrooms with Private Bath and a ground Level Apartment with separate entrance; offering living room, dining area, kitchen two bedrooms and a full Bath. Perfect as an income producing rental year round. For more information or to schedule a viewing, please contact us. Experience the timeless elegance and unmatched charm of "The Queen of Ocean City" for yourself.

### PROPERTY DETAILS

|                          |                    |                       |                         |
|--------------------------|--------------------|-----------------------|-------------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage         | OtherRooms              |
| Brick                    | Curbs              | Attached Garage       | Breakfast Nook          |
| Masonry/Block            | Deck               | Auto Door Opener      | Den/TV Room             |
| Wood                     | Enclosed           | Outside Heated Garage | Dining Area             |
| Wood Shingle             | Shower             | One Car               | Dining Room             |
|                          | Patio              |                       | Florida Room            |
|                          | Paved Road         |                       | In-Law Quarters         |
|                          | Porch              |                       | Laundry/Utility Room    |
|                          | Shed               |                       | Library/Study           |
|                          | Sidewalks          |                       | Pantry                  |
|                          | Sprinkler System   |                       | Recreation/Family       |
|                          | Whirlpool/Spa      |                       | Workshop                |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded          | Basement                |
| Carbon Monoxide Detector | Burglar Alarm      | Blinds                | 6 Ft. or More Head Room |
| Security System          | Dishwasher         | Curtains              | Finished                |
| Smoke/Fire Alarm         | Disposal           | Drapes                | Full                    |
| Storage                  | Dryer              | Fireplace Equipment   | Heated                  |
| Whirlpool                | Gas Stove          | Partially Furnished   | Outside Entrance        |
|                          | Microwave          | Rugs                  | Plumbing                |
|                          | Refrigerator       | Shades                | Slab                    |
|                          | Self Cleaning Oven |                       |                         |
|                          | Washer             |                       |                         |
| Heating                  | Cooling            | HotWater              | Water                   |
| Baseboard                | Ceiling Fan(s)     | Gas                   | Public                  |
| Gas-Natural              | Central            |                       |                         |
| Hot Water                | Multi-Zoned        |                       |                         |
| Multi-Zoned              |                    |                       |                         |
| See Remarks              |                    |                       |                         |
| Sewer                    |                    |                       |                         |
| Public Sewer             |                    |                       |                         |



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