

**1836 Wesley  
Ocean City, NJ 08226**

**Asking \$3,195,000.00**



**COMMENTS**

Welcome to 1836 Wesley Avenue, an exquisitely updated classic coastal cottage. This charming Goldcoast property has ocean views and is just across the street from the beach and boardwalk. The home offers versatile living options with two separate units that connect with an interior staircase. The upper cottage features 4 bedrooms plus a loft and 3.5 bathrooms. As you approach the beautiful covered front porch you are greeted with plenty of space for dining al fresco and lounging outside after a day at the beach. Upon entering the main floor you are presented with a living, dining and kitchen area featuring a gas fire place, laminate flooring, plantation shutters and coastal furnishings & decor. The modern kitchen boasts stainless steel appliances, tile backsplash and elegant granite countertops perfect for culinary enthusiasts. The main level has a nicely tiled full bathroom and laundry. Off the main floor, there is a large private back deck with plenty of room for dining and laying out in the sun. Upstairs you will find four bedrooms and two full bathrooms, each updated with custom tile. The primary bath has a double sink vanity and glass enclosed shower. Two bedrooms have balcony access with direct ocean views. The fourth bedroom is perfect for a nursery or office. The loft has a half bath and ocean views with room for additional sleeping accommodations or living space. The ground level has a separate entrance with kitchen, dining area, living room, 2 bedrooms, 1 full bathroom and laundry room, ideal for grown children, guests or rental opportunities. Nestled on a spacious 40' x 120' lot, the property includes ample off-street parking and convenient enclosed ground level showers, perfect for rinsing off after a day at the beach. Whether you're looking to enjoy as a single-family home, utilizing the interior staircase for seamless access between floors, or as a lucrative 2 unit rental property, 1836 Wesley Avenue is offered furnished with endless possibilities. This R2 zoned property presents a fantastic investment opportunity with potential for future development, allowing for the construction of two 5-bedroom condos or one large single-family home. Don't miss out on this rare opportunity to own a piece of Ocean City's history with modern comforts. Make this seashore gem your new sanctuary and experience the best of beach living in the Goldcoast of OCNJ.

**PROPERTY DETAILS**

|          |                 |               |                      |
|----------|-----------------|---------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms           |
| Vinyl    | Curbs           | None          | Den/TV Room          |
|          | Deck            |               | Dining Area          |
|          | Enclosed        | Outside       | Dining Room          |
|          | Shower          |               | Great Room           |
|          | Porch           |               | In-Law Quarters      |
|          | Sidewalks       |               | Laundry/Utility Room |
|          |                 |               | Loft                 |

# Berger Realty

Since 1928



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|                                       |                                                                                                                                 |                                     |                                                       |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------------------------|
| InteriorFeatures<br>Bar               | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>Furnished | Recreation/Family<br>Heating<br>Baseboard<br>Electric |
| Cooling<br>Wall Units<br>Window Units | HotWater<br>Tankless-gas                                                                                                        | Water<br>Public                     | Sewer<br>Public Sewer                                 |



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