



3232-3234 Wesley Ave.  
Ocean City, NJ 08226

Asking \$5,185,000.00



### COMMENTS

Incredible opportunity to own an entire beachfront duplex on the gorgeous beaches of Ocean City. 3232-34 Wesley features a large footprint providing for maximum square footage on each floor with a height that allows shows off spectacular views from both floors. Total square footage is approx. 4,600 sq ft. with 9 spacious bedrooms along with 4 full baths and 2 half baths. Meticulously maintained and updated inside and out. Both floors have large decks with the 1st floor featuring a huge wrap around deck for outdoor dining. Recently raised and updated allowing for many parking spots and storage as well as exterior decking and railings. Inside, the 1st floor features 4 large bedrooms and 2.5 baths with a wide open floor plan with spacious living room, dining area, kitchen, and bedrooms. The 2nd floor features 5 large bedrooms and 2.5 baths, massive ocean and beach views to the north and south, newer kitchen, open floor plan, and multiple outdoor decks. Lots of opportunities to use for a large family, rent 1 or both floors as an investment, convert into a single home, or build a new duplex or single home!! No rentals booked for this season - make this home yours! Don't wait on this one....

### PROPERTY DETAILS

|                  |                |                |                    |
|------------------|----------------|----------------|--------------------|
| Outside Features | Parking/Garage | Other Rooms    | Basement           |
| Beach Access     | None           | Dining Area    | Crawl Space        |
| Deck             |                | Eat In Kitchen | Masonry Floor/Wall |
| Ocean View       |                | Great Room     | Slab               |
| Outside Shower   |                | Kitchen        |                    |
|                  |                | Living Room    |                    |
|                  |                | Storage Attic  |                    |



Ask for James Monteleone  
Berger Realty Inc  
109 E 55th St., Ocean City  
Cooling: Central  
Call: 609-399-4214  
Hot Water: Gas  
Multifamily: Yes  
Email: jfm@bergerrealty.com

