

# Berger Realty

Since 1928



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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

|                 |               |                |                    |
|-----------------|---------------|----------------|--------------------|
| OutsideFeatures | ParkingGarage | OtherRooms     | Basement           |
| Beach Access    | None          | Dining Area    | Crawl Space        |
| Deck            |               | Eat In Kitchen | Masonry Floor/Wall |
| Ocean View      |               | Great Room     | Slab               |
| Outside Shower  |               | Kitchen        |                    |
| Patio           |               | Living Room    |                    |
| Porch           |               | Storage Attic  |                    |
| Shed            |               |                |                    |
| Heating         | Cooling       | HotWater       |                    |
| Forced Air      | Central       | Gas            |                    |
| Gas-Natural     | Multi-Zoned   |                |                    |
| Multi-Zoned     |               |                |                    |

Sewer  
Public Sewer

