

**9 Dartmouth  
Linwood, NJ 08221**

**Asking \$1,049,000.00**



**COMMENTS**

Rare Opportunity to live Lakefront AND in Linwood on a culdesac! An entertainer's dream - indoors and outdoors, A garden-lover's paradise, a birder's delight and where everyone can enjoy year-round fishing, kayaking, boating, paddle boarding, winter ice fishing, ice hockey & skating and more. Plus 2 firepit areas & two hammock areas to relax and reflect and watch waterfront sunrises to the east and stunning sunsets to the west! Steps to EVERYTHING Linwood has to offer - bike path, all 3 top rated schools, ball fields, parks, Jessie's (IYKYK) all while being just 15 minutes door to door to the Atlantic City casinos, the Margate and Longport beaches, and the Ocean City Boardwalk. But this home is not for everyone - there are some projects still to be completed here for this special property to reach its fullest potential! Phase 1 of this home's renovation was 15 years ago by Linwood Custom Builders to top of the line specifications and included the entire exterior, windows & roof, the addition and framing of the new huge Master bedroom ensuite with vaulted ceilings, the bath is pre-plumbed, large his and her closets are framed in, with separate sitting room/5th bedroom addition, the addition of the 2nd set of stairs, the 1st floor impressively renovated entryway, the formal living room, open dining room, family room which is surrounded with water views and lovely powder room. Phase 2 could include renovating the kitchen, opening up the laundry room and Dining room to capture the views from the moment of entry and create an open concept floor plan. There is an additional foot of ceiling height already built in between the current ceiling and the existing 2nd story floors!! The original 2nd floor section of the home has 3 large bedrooms and 2 full baths. The ground level section has a perfect hang out room, an enclosed porch with access to the yard, a full bathroom, access to the 2 car garage and access to the enormous finished basement which also has access to the outdoor oasis. This property is being offered with a Bond Membership to the Mainland Recreation Association (MRA)... after a day at the beach, hit the MRA for a dip in the pool, a BBQ and some pickleball/tennis/basketball!! Come experience 9 Dartmouth Lane - nothing else like this spectacular home - Winter, Spring, Summer, or Fall - This location offers something amazing for ALL!! See attached for year round photos and take the virtual tour!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stone	Curbs	Attached Garage	Den/TV Room
Vinyl	Deck	Auto Door Opener	Eat In Kitchen
	Fenced Yard	Two Car	Florida Room
	Needs Work		Great Room
	Patio		Laundry/Utility Room
	Paved Road		Pantry
	Porch		Recreation/Family

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



	Porch Enclosed Sprinkler System		Storage Attic
Interior Features Carbon Monoxide Detector Cathedral Ceiling Security System Smoke/Fire Alarm Storage Walk In Closet	Appliances Included Burglar Alarm Dishwasher Gas Stove Refrigerator	Also Included Blinds	Basement 6 Ft. or More Head Room Finished Full Heated Inside Entrance Masonry Floor/Wall Outside Entrance Partially Finished Plumbing
Heating Forced Air Gas-Natural Multi-Zoned	Cooling Ceiling Fan(s) Central Gas Multi-Zoned	Hot Water Gas	Water Public
Sewer Public Sewer			



Ask for Graham Ginn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: gmg@bergerrealty.com  
<https://www.ocnj.com>

