

**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

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



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