



**234 Central Ave
Ocean City, NJ 08226**

Asking \$2,195,000.00



COMMENTS

Pride of Ownership and Attention to Detail in this beautifully Ascher designed 3-Story home. Built and designed to fit the neighborhood, you'll love the charm and curb appeal with the wrap-around front porch, the awnings, the two rear decks and the multiple peaks on the roof-line. Entering the foyer through the front door, you'll be met by a spacious entrance with the staircase in the background. To your right is a well appointed living room featuring wainscoting, gas fireplace, built-in cabinets with cherry inlays below cherry-wood bench seating. All the windows and rear slider doors on the first floor feature Plantation Shutters and wainscoting. The Dining area is separated by 4 ft tall cherry-inlay glass-front cabinetry topped with cherrywood and stylish pillars that face a bay window creating an elegant dining experience. The kitchen is notched-in, creating extra space to an additional seating area that compliments the kitchen's tall cabinetry and over-sized center island. The granite counters, tiled floors, backsplash and all new appliances make this a focal part of the first floor. Just behind the kitchen is a half bath and door to the rear porch. Going up the turned staircase is more wainscoting that also wraps around the entire hallway. At the top is more built-in cabinetry with a mantle. To the right is the over-sized master bedroom with hardwood floors a huge walk-in closet, complete with a professional closet system, cathedral ceiling with transom windows allowing extra light and an electric fireplace. The master bath has tiled floors, a large walk-in tiled shower w/glass doors and marble double sink top along with high ceilings. The next bedroom has new carpets and full sized windows. Across from there is the walk-in Laundry Room with High Efficiency Washer & Dryer, additional storages and the hot water heater shares the space. Next on the left side is the hall bath that serves the two hall bedrooms complete with tiled tub/shower combo and glass shower door. Across is a bedroom with a slider door that leads to the second floor outside deck. At the end of the hall is the Junior Master, bigger than most master bedrooms, also with cathedral ceilings, tiled ensuite bathroom, walk-in tiled shower w/glass doors and a slider going out to that same rear deck. Up one more flight of wainscoting stairs to the 3rd floor, features two more spacious bedrooms w/ vaulted ceilings that also share the fourth full bathroom and complete with tiled floors, tiled walk-in shower and glass shower doors. There is a mechanical closet there with enough space for additional storage and another hall closet. The house also features two-zone gas heat and air conditioning. The one car attached freshly painted garage with epoxy floors and a loft for additional storage is a plus. The southern side of the property is fenced-in with a front gate and open in the back (can be easily gated). The north-rear of the house has a 4 x 16 vegetable garden but could be used to plant whatever you'd like. The rear parking pad doubles as a rear patio, giving you great outside space, since street parking is ample throughout most of the summer season. This stunning home is ready for the next family to create their memories, either year-round or seasonally. This house and location has so much to offer; a quick walk to the



beach or downtown shopping as well as a bike ride to almost anywhere! Easy to show with notice. Call today for your private showing.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stone	Curbs	Attached Garage	Dining Room
Vinyl	Deck	One Car	Laundry/Utility Room
	Fenced Yard		
	Porch		
	Sidewalks		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher Disposal	Blinds	Crawl Space
Cathedral Ceiling	Dryer	Furnished	
Kitchen Center Island	Gas Stove	See Remarks	
Smoke/Fire Alarm	Microwave		
Storage	Refrigerator		
Walk In Closet	Self Cleaning Oven		
	Washer		
Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Gas	Public
Gas-Natural	Central		
Sewer			
Public Sewer			



Ask for Brent Kolmer
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: bak@bergerrealty.com

