

**2049 West Ave  
Ocean City, NJ 08226**

**Asking \$3,250,000.00**



**COMMENTS**

Nestled in the coveted Goldcoast of Ocean City, this elegant and modern coastal retreat at 2049 West Ave offers an unparalleled opportunity for luxurious living. Brought to you by one of the most coveted builders on the island "Elcon Custom Builders", no detail was spared in the creation of this home with top of the line finishes around every corner. This residence is situated within walking distance of the widest white sand beaches on the island, "Aunt Betty's Ice Cream Shack", "Uncle Bill's Pancake House", "Blitz Subs", "Nauti Donuts" and the world famous Ocean City Boardwalk. Whether used as a year-round residence or a summer getaway, this home is a true gem. The exterior of the home features James Hardie Tan Cedar Siding, fiberglass decking, wood-clad exterior doors, and a gunite pool with gas heat and LED lighting. The stamped concrete pool deck, outdoor shower, multicam security system, electric car charger, and fenced-in rear yard add to the allure of the outdoor space. The interior is equally impressive, with a 3-stop elevator, site-finished white oak hardwood floors and railings, a gas fireplace, and GE Cafe appliances. The kitchen boasts quartz countertops, under-cabinet lighting, and a walk-in pantry. The bathrooms feature tiled showers, built-in vanities with quartz tops, and frameless shower glass. With dual-zone HVAC, dual tankless hot water heaters, and custom light fixtures throughout, this home offers the epitome of modern luxury. Additional features include a fully insulated and drywalled garage/pool house with separate electric panel, outdoor shower, and exposed wood beams. And more!!! Don't miss the chance to own this exquisite coastal retreat. Schedule your private tour today.

**PROPERTY DETAILS**

|                    |                 |                      |                       |
|--------------------|-----------------|----------------------|-----------------------|
| OutsideFeatures    | ParkingGarage   | OtherRooms           | InteriorFeatures      |
| Deck               | Detached Garage | Laundry/Utility Room | Elevator              |
| Fenced Yard        |                 | Pantry               | Kitchen Center Island |
| Outside Shower     |                 |                      | Security System       |
| Pool-In Ground     |                 |                      |                       |
| Porch              |                 |                      |                       |
| AppliancesIncluded | Heating         | Cooling              | Water                 |
| Dishwasher         | Multi-Zoned     | Ceiling Fan(s)       | Public                |
| Dryer              |                 | Central              |                       |
| Gas Stove          |                 | Multi-Zoned          |                       |
| Microwave          |                 |                      |                       |
| Refrigerator       |                 |                      |                       |
| Self Cleaning Oven |                 |                      |                       |
| Washer             |                 |                      |                       |

# Berger Realty

• Since 1928 •



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