

**3711 Westminster  
Ocean City, NJ 08226**

**Asking \$1,700,000.00**



**COMMENTS**

3711 Westminster Lane is a spacious and beautiful single family home CUSTOM BUILT by Mill Creek Builders for the current homeowners just 26 months ago. This spectacular home looks and feels brand new. Compare 3711 Westminster to any new construction on the island! Gorgeous, engineered flooring throughout the home. The dining room, kitchen and living room all flow seamlessly, with an open concept. Beautiful 9 foot ceilings with a tray ceiling in the open living room. The kitchen features Kraftmaid cabinets, a large center island with a stainless-steel sink, stainless steel appliance package and quartz counter tops and an oversized sink overlooking the back porch. On the first floor there is the 5th bedroom, which is currently being used as an office - whichever suits your needs - and a large laundry room and a large first floor bathroom. Head upstairs to find four large bedrooms, a hall bath, a beautiful master suite with large walk-in closets and a large bathroom. The upgraded interior trim package offers coffered ceilings, shiplap accent wall, solid core interior doors, and custom Andersen windows and door casings. If you have storage needs, this is the home for you. On the ground level, you can park two cars tandemly in the garage and two more on the driveway for a total of four cars. The other half of the space is open and available for whatever you can think of. It's as if your beach house had a basement ... store your holiday decor, jet skis, beach toys, kayaks, paddleboards, build a man cave... it is wonderful extra space so hard to find at the shore. Outside, enjoy maintenance free features such as 5" saw cut cedar impression siding, custom exterior PVC trimwork, Azek deck boards and 3 fiberglass decks, and Andersen doors. Even more storage is available in the enclosed area under the rear & front porch, which has concrete floors. This exceptionally built home was constructed with 2x6 lumber and has R38 insulation in the walls and between floors for optimum noise reduction. Mechanically, you'll always be comfortable with the dual zone high efficiency HVAC system, and tankless hot water heater. Outside, the open flat yard is gently graded toward the street with extra fill. The oversized back, & side yards will be perfect for kids, pets, lawn games, etc. This home is in a residential area, sitting on an extra large irregular sized lot (67' x 103' x 82' x 115') within walking distance to two marinas and offers views of the bay with gorgeous sunsets! This home is better than new construction as it is being offered furnished with Amish built solid wood furniture. Pride of ownership is evident everywhere you look in this home. You will be delighted to entertain your family and friends at 3711 Westminister Lane! (Kindly remove shoes during the showing to protect the beautiful floors...thank you.)

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Outside Shower	Attached Garage	Dining Room
	Porch	See Remarks	Great Room
	Sidewalks	Two Car	Laundry/Utility Room

# Berger Realty

• Since 1928 •



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InteriorFeatures  
Kitchen Center Island  
Storage

AppliancesIncluded  
Dishwasher  
Disposal  
Dryer  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

AlsoIncluded  
Blinds  
Curtains  
Furnished  
Rugs

Basement  
6 Ft. or More Head  
Room  
Masonry Floor/Wall

Heating  
Gas-Natural

Cooling  
Ceiling Fan(s)  
Central

Water  
Public

Sewer  
Public Sewer



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