

**424 Atlantic Ave  
Ocean City, NJ 08226**

**Asking \$2,775,000.00**



**COMMENTS**

25 Rooms 11 Bedrooms 7.5 Baths Sleeps 20 people. Step into the enchanting world of Holly Manor, a historic gem nestled among the ancient Holly Trees. Dating back to 1909, this preserved estate offers a unique blend of old-world charm and modern conveniences, making it the perfect Home for families and friends. As you step through the doors of Holly Manor, you are transported back in time to a bygone era of elegance and sophistication. This Craftsman Style Home boasts 11 bedrooms, each thoughtfully designed with individual sinks, ceiling fans, and air conditioners to ensure your comfort. Many of the bedrooms feature private baths, TVs, and breezy porches, offering a tranquil sanctuary for relaxation. The heart of the manor lies in its spacious dining room, where family, friends and guests can gather for memorable meals and lively conversations. Adjacent to the dining room, a cozy library beckons with a piano, flat screen TV, and an array of books and games for all ages to enjoy. The updated kitchen, complete with a breakfast bar and nook, provides a welcoming space for culinary adventures and shared moments. One of the most enchanting features of Holly Manor is the beautiful oval sun-room, bathed in natural light from its many windows, and the inviting veranda adorned with wicker rockers and marble furnishings. From these vantage points, family, friends and guests can admire the century-old holly trees, period gardens, and expansive yard, creating a serene backdrop for relaxation and entertainment. Throughout the manor, you will discover original leaded stained glass windows, beamed ceilings, chestnut woodwork, and gas lighting fixtures that evoke a sense of nostalgia and charm. Antiques are thoughtfully placed throughout the home, adding to its unique character and timeless appeal. For those seeking additional accommodations, the attached garden level apartment offers two bedrooms, a bath, and a beautiful brick patio for unwinding in the sea breeze. With plenty off-street parking, and other amenities, Holly Manor ensures a seamless and enjoyable stay for all. Immerse yourself in the rich history, charm, and ambiance of Holly Manor, where the past meets the present in perfect harmony. Experience a touch of nostalgia with all the comforts of modern living, and create unforgettable moments in this one-of-a-kind sanctuary by the sea. Deed Restriction - Home cannot be torn down.

**PROPERTY DETAILS**

| Exterior     | OutsideFeatures | ParkingGarage | OtherRooms           |
|--------------|-----------------|---------------|----------------------|
| Brick        | Curbs           | None          | Breakfast Nook       |
| Cedar        | Deck            |               | Den/TV Room          |
| Shingle      | Fenced Yard     |               | Dining Room          |
| Wood         | Outside Shower  |               | Eat In Kitchen       |
| Wood Shingle | Patio           |               | Great Room           |
|              | Porch           |               | Laundry/Utility Room |

# Berger Realty

Since 1928



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



|   |  |  |   |
|---|--|--|---|
|   | Shed<br>Sidewalks<br>Enclosed<br>Shower  | Outside  | Library/Study<br>Pantry<br>Recreation/Family  |
| InteriorFeatures<br>Carbon<br>Detector<br>Storage<br>Smoke/Fire Alarm | AppliancesIncluded<br>Monoxide Disposal<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>Curtains<br>Drapes<br>Fireplace Equipment<br>Furnished<br>Rugs<br>Shades | Basement<br>6 Ft. or More Head<br>Room<br>Finished<br>Full<br>Heated<br>Inside Entrance<br>Masonry Floor/Wall<br>Outside Entrance<br>Slab |
| Heating<br>Gas-Natural<br>Radiator                                    | Cooling<br>Ceiling Fan(s)<br>Multi-Zoned<br>Window Units   | HotWater<br>Gas  | Water<br>Public   |
| Sewer<br>Public Sewer   |  |  |   |

**SALE**

**BADER-COLLINS ASSOCIATES**  
 "THE TEAM YOU CAN TRUST"

**BADERCOLLINS.COM**

Ask for Bader - Collins Associates  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: [bca@bergerrealty.com](mailto:bca@bergerrealty.com)  
<http://www.BADERCOLLINS.com>

