



424 Atlantic Ave  
Ocean City, NJ 08226

Asking \$2,775,000.00



SJSRMLS

#### COMMENTS

25 Rooms 11 Bedrooms 7.5 Baths. 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 6 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. Location Location Location. Only one block to the Ocean, Beach and Boardwalk. Centrally located to everything in Ocean City; downtown shopping, dining, tennis, and basketball courts are only blocks away.

#### PROPERTY DETAILS

| Exterior     | Outside Features | Parking/Garage | Other Rooms    |
|--------------|------------------|----------------|----------------|
| Brick        | Curbs            | None           | Breakfast Nook |
| Cedar        | Deck             |                | Den/TV Room    |
| Shingle      | Enclosed         | Outside        | Dining Room    |
| Wood         | Shower           |                | Eat In Kitchen |
| Wood Shingle | Fenced Yard      |                | Great 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](mailto:info@bergerrealty.com)



|                          |                     |                     |                         |
|--------------------------|---------------------|---------------------|-------------------------|
|                          | Outside Shower      |                     | Laundry/Utility Room    |
|                          | Patio               |                     | Library/Study           |
|                          | Porch               |                     | Pantry                  |
|                          | Shed                |                     | Recreation/Family       |
|                          | Sidewalks           |                     |                         |
| Interior Features        | Appliances Included | Also Included       | Basement                |
| Carbon Monoxide Detector | Dishwasher          | Blinds              | 6 Ft. or More Head Room |
| Smoke/Fire Alarm         | Disposal            | Curtains            | Finished                |
| Storage                  | Dryer               | Drapes              | Full                    |
|                          | Gas Stove           | Fireplace Equipment | Heated                  |
|                          | Microwave           | Furnished           | Inside Entrance         |
|                          | Refrigerator        | Rugs                | Masonry Floor/Wall      |
|                          | Self Cleaning Oven  | Shades              | Outside Entrance        |
|                          | Washer              |                     | Slab                    |
| Heating                  | Cooling             | Hot Water           | Water                   |
| Gas-Natural              | Ceiling Fan(s)      | Gas                 | Public                  |
| Radiator                 | Multi-Zoned         |                     |                         |
|                          | Window Units        |                     |                         |
| Sewer                    |                     |                     |                         |
| Public Sewer             |                     |                     |                         |



Ask for Dawn Warren  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [dew@bergerrealty.com](mailto:dew@bergerrealty.com)

