

**22 Schooner Landing Rd  
Smithville, NJ 08205**

**Asking \$649,900.00**



**COMMENTS**

Welcome to 22 South Schooner Landing Road! With its spacious layout and desirable location, don't sleep on the rare opportunity to make this executive home your masterpiece. It is truly a blank canvas awaiting your vision and personal touch. Offering open-concept multi-level living with 6,125 square feet of space and tons of natural light, this unique property is brimming with potential! The primary living space, spread over multiple levels, includes an impressive foyer, formal dining room with tray ceiling, living room with fireplace, library with built-ins, family room with stone fireplace and wet bar, powder room, laundry room, partial basement, and a gourmet kitchen with center island, breakfast bar and dining area. A separate buffet room with built in cabinets could be a potential game room and bar area. A generous screened porch off of the kitchen leads out to a lush, wooded yard with mature trees and foliage. A large gunite inground pool with built in hot tub, custom stone tiki-bar, firepit and sizable shed make this backyard a "staycation" paradise. Other highlights include a side entry 2 car garage, additional shed and solar panels. Six generously sized bedrooms span 3 step-down levels. The uppermost level of the home includes 2 bedrooms and one full bath, the primary suite with a full bath and rooftop deck are one level below that, and 3 additional bedrooms and another full bath exist on the lower of these 3 levels. This home also includes a 7 room in-law suite that is anything but ordinary! Featuring 10 foot ceilings, 2 bedrooms each with an ensuite bath, upgraded closets, a large island kitchen with double-sided gas fireplace, and an office area with built-in desk, pantry closet and tankless water heater. A screened porch with skylights leads to the yard, and a separate entryway with double coat closets, additional half bath and another room that could potentially serve as a laundry area complete this home within a home. This property is being offered As-Is. Embrace this fantastic opportunity to invest in a contemporary home with great bones and endless potential! With some imagination and updating this could be your dream home! Home being sold "AS-IS" no additional repairs will be made. CO is the responsibility of the BUYER. Septic system is undersized with the addition of the In-Law suite. Seller WILL NOT be replacing, repairing or giving credits for septic system. Conventional or Cash ONLY. Seller has no intimate knowledge of the property and has never lived there. Purchase of the home contingent upon transfer of the solar system lease.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Cedar	Cabana	Two Car	Breakfast Nook
Vinyl	Fenced Yard		Den/TV Room
	Pool-In Ground		Dining Area
	Porch Screened		Dining Room
	Shed		Eat In Kitchen

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040



✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)

In-Law Quarters  
Laundry/Utility Room  
Library/Study  
Primary BR on 1st floor  
Storage Attic

Interior Features  
Bar  
Carbon Monoxide  
Detector  
Kitchen Center Island  
Skylight(s)  
Smoke/Fire Alarm  
Walk In Closet  
Whirlpool

Appliances Included  
Dishwasher  
Gas Stove  
Microwave  
Refrigerator

Basement  
6 Ft. or More Head  
Room  
Inside Entrance  
Partial

Heating  
Forced Air  
Gas-Natural  
Multi-Zoned

Cooling  
Central  
Multi-Zoned

Hot Water  
Gas  
Tankless-gas

Water  
Public

Sewer  
Septic



Ask for Kevin Halliday  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [keh@bergerrealty.com](mailto:keh@bergerrealty.com)

