



2337 Simpson  
 Ocean City, NJ 08226

Asking \$1,190,000.00



### COMMENTS

Immaculate, never rented, first floor unit, Quiet neighborhood on a non through street. This building was custom built in 2009. Upgrades throughout, specialty lighting ceiling fans, recessed lights, specialty hardware, Anderson 400 series windows, custom 42 inch soft close/self close kitchen cabinets, Granite tops with custom two level island, Under cabinet lighting, Solid core interior doors, Hardwood floors through great room and hallway, gas fireplace with custom mantle, maintenance free synthetic decking, two tile baths plus powder room, full size washer dryer, generous size garage with electric opener with key pad, off street parking for three cars, storage in heater room, crawl space storage, fenced yard, Irrigation system, well landscaped with landscape lighting, Every aspect of this home and grounds are in excellent shape. Owner occupied appointment only

### PROPERTY DETAILS

|                                      |                                      |  |   |
|--------------------------------------|--------------------------------------|--|---|
| Exterior<br>Vinyl                    | ParkingGarage<br>One Car             | OtherRooms<br>Great Room<br>Laundry/Utility Room | InteriorFeatures<br>Hardwood Floors<br>Kitchen Center Island<br>Master Bath |
| Heating<br>Forced Air<br>Gas Natural | Cooling<br>Ceiling Fan(s)<br>Central | HotWater<br>Gas                                  | Water<br>Public Water   |



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