## Asking \$2,590,000.00

## 401 Wesley Ave Ocean City, NJ 08226











## **COMMENTS**

Come and enjoy the Ocean City lifestyle in this grand Queen Anne Victorian located just few blocks to the beach and boardwalk and a short walk to downtown shopping. Warm gathering areas including a billiard room, library, living room with fireplace, wrap around front porch, back deck for grilling and large rooftop deck for sunning and sunsets. This 11-bedroom (each with private bath plus 2 half baths) home boasts 7000 square feet of living space which was completely rebuilt in 1989 to today's standards. The home includes 2 rental income apartments, one with 2 bedrooms, living room, kitchen and full bath with Jacuzzi and separate shower. Convenience of four off-street parking spaces, garage, private beach shower and plenty of space to store your bikes. A great year-round treasure!

|          |        | _ |
|----------|--------|---|
| PROPERTY | DETVII | c |
|          |        |   |

| Exterior      | OutsideFeatures  | ParkingGarage    | OtherRooms           |
|---------------|------------------|------------------|----------------------|
| Brick         | Curbs            | Attached Garage  | Breakfast Nook       |
| Masonry/Block | Deck             | Auto Door Opener | Den/TV Room          |
| Wood          | Enclosed Outside | Heated Garage    | Dining Area          |
| Wood Shingle  | Shower           | One Car          | Dining Room          |
|               | Patio            |                  | Florida Room         |
|               | Paved Road       |                  | In-Law Quarters      |
|               | Porch            |                  | Laundry/Utility Room |
|               | Shed             |                  | Library/Study        |
|               | Sidewalks        |                  | Pantry               |
|               | Sprinkler System |                  | Recreation/Family    |
|               | Whirlpool/Spa    |                  | Workshop             |

| InteriorFeatures | AppliancesIncluded | AlsoIncluded        | Basement           |
|------------------|--------------------|---------------------|--------------------|
| Carbon Monoxide  | e Burglar Alarm    | Blinds              | 6 Ft. or More Head |
| Detector         | Dishwasher         | Curtains            | Room               |
| Security System  | Disposal           | Drapes              | Finished           |
| Smoke/Fire Alarm | Dryer              | Fireplace Equipment | Full               |
| Storage          | Gas Stove          | Partially Furnished | Heated             |
| Whirlpool        | Microwave          | Rugs                | Outside Entrance   |
|                  | Refrigerator       | Shades              | Plumbing           |
|                  | Self Cleaning Oven |                     | Slab               |

Heating Cooling HotWater Water

Washer





Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



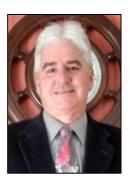
info@bergerrealty.com

Baseboard Gas-Natural Hot Water Multi-Zoned See Remarks

Sewer Public Sewer Ceiling Fan(s) Central Multi-Zoned

Gas

Public



Ask for John Tonkinson Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: jtn@bergerrealty.com

