



**833 Pennlyn  
Ocean City, NJ 08226**

**Asking \$1,350,000.00**



#### COMMENTS

Ocean City's desirable north end beach block spacious townhouse offers an open floor plan on the 1st floor entry, living room with deck and dining room flows into the new 2023 updated kitchen renovation with beautiful Quartz countertops and glass tile backsplash, new Whirlpool stainless steel fingerprint resistant appliances (5.8 cu. ft. smart slide in gas range with 2 lift hinged cast iron grates, 22 cu ft. bottom-freezer refrigerator with spill-guard glass shelves, large capacity dishwasher with a third level rack) plus a GE 1.7 cu. ft. stainless steel fingerprint resistant over the range microwave with sensor cooking. Off the kitchen boasts the 4th bedroom or den with a flat screen smart TV and a Bose surround system. Through sliders leads to a large back deck with privacy to enjoy the built-in 2021 Marquis Hollywood Elite hot tub/spa for 6 with a lounger. 2nd floor hosts an extra large master bedroom with full bath and a space big enough for an office or nursery and includes a sunny front deck to cherish waking up to the sound of waves. Laundry and two additional bedrooms and full bath covers the 2nd floor. Plenty of inside and outside storage, parking for 5 cars, enclosed outdoor shower and even a bocce court that has brought years of enjoyment for all. Never rented but has excellent potential of earning \$40,000+ with its desirable location of easy walking distance to the pristine beaches and bustling boardwalk, making it an ideal retreat for both residents and vacationers alike. Sold mostly furnished (less all wall hangings and personal items per Exclusions List) Call Lori Carlin, Grace Realty for an appointment - easy to show!

#### PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Vinyl	See Remarks	Breakfast Nook	Cathedral Ceiling(s)
		Den/TV Room	Foyer
		Dining Area	Hardwood Floors
		Dining Room	Kitchen Center Island
		Eat In Kitchen	Master Bath
		Florida Room	Pets Allowed
		Great Room	Skylight
		Laundry/Utility Room	Wall to Wall Carpet
			Whirlpool/Spa

Heating  
Forced Air  
Gas-Natural

Cooling  
Ceiling Fan(s)  
Central

HotWater  
Gas

Water  
Public Water

Sewer

# Berger Realty

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Public Sewer



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