



**234 Central Ave  
Ocean City, NJ 08226**

**Asking \$2,195,000.00**



#### COMMENTS

Built in 2005, this classic Asher design compliments the neighborhood with charm and elegance; wrap-around front porch, awnings, two rear decks and a multiple-peak roof-line capturing the Classic Design of years past with the modern amenities of today. Entering the foyer you'll immediately see wainscoting and cherry inlay built-ins throughout the first floor. All the windows and rear slider doors on the first floor feature Plantation Shutters and hardwood floors run throughout most of the house. The Living Room and Dining area is separated by tall cherry-inlay glass-front cabinetry topped with cherrywood while still creating an open concept. The spacious Living Room features a gas fireplace and the Dining Room a bay window brightens the room. The kitchen's granite counters and over-sized center island compliment the tall cabinets for plenty of storage, with all new stainless steel appliances. The adjacent family room, half bath and rear porch make this area a focal point for entertaining. Going up the turned staircase to the second and third floors is more wainscoting that also wraps around both hallways. More built-in cabinetry greets you as you make a right to the over-sized master bedroom featuring a cathedral ceiling, hardwood floors, a huge walk-in closet complete with a professional closet system and an electric fireplace. The master bath has tiled floors, a large walk-in tiled shower w/glass doors and marble double sink top along with high ceilings. The next bedroom has new carpets with full sized windows. Across the hall is the walk-in Laundry Room with High Efficiency Washer & Dryer and additional shelving & storage. Next is the hall bath that serves two hall bedrooms complete with tiled tub/shower combo and glass shower door. Across the hall is bedroom three with a slider door that leads to the second floor outside rear deck. At the end of the hall is bedroom four, the Junior Master. Bigger than most master bedrooms, and also with cathedral ceilings, this private bedroom boasts an ensuite bathroom, walk-in tiled shower w/glass doors and a slider going out to the shared rear deck with bedroom three. Up one more flight of stairs to the 3rd floor, featuring bedrooms five & six, w/ vaulted ceilings and full length windows. This top floor is complete with the fourth full bathroom also with tiled floors, tiled walk-in shower and glass shower doors. There is a hall closet and another mechanical closet there for additional storage. The house also features two-zone gas heat and air conditioning both replaced in the last five years. The attached, freshly painted garage with epoxy floors and a loft for additional storage is a plus. The southern side of the property is fenced-in with a front gate and open in the back (can be easily gated). The north-rear of the house has a 4 x 16 vegetable garden but could be used to plant whatever you'd like. The rear parking pad doubles as a rear patio, giving you great outside space and is used as a court-yard in the summer. This stunning home is ready for the next family to create their memories, either year-round or seasonally. This house and location has so much to offer; a quick walk to the beach or downtown shopping as well as a bike ride to almost anywhere! Easy to show. Call today for your private showing.

# Berger Realty

Since 1928



Berger Realty, Inc.  
 3160 Asbury Avenue  
 Ocean City, NJ 08226  
 1-877-237-4371 / 609-399-0076  
 info@bergerrealty.com



### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stone	Curbs	Attached Garage	Dining Room
Vinyl	Deck	One Car	Laundry/Utility Room
	Fenced Yard		Recreation/Family
	Porch		
	Sidewalks		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide	Dishwasher	Blinds	Crawl Space
Detector	Disposal	Furnished	
Cathedral Ceiling	Dryer	See Remarks	
Kitchen Center Island	Gas Stove		
Smoke/Fire Alarm	Microwave		
Storage	Refrigerator		
Walk In Closet	Self Cleaning Oven		
	Washer		
Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Gas	Public
Gas-Natural	Central		
Sewer			
Public Sewer			



Ask for Matthew Bader  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: mhb@bergerrealty.com  
<http://www.BADERCOLLINS.com>

