

**33 Sumner  
Strathmere, NJ 08248**

**Asking \$3,750,000.00**



**COMMENTS**

Welcome to 33 Sumner Avenue, a direct Oceanfront property that beautifully marries timeless elegance with contemporary comforts to create the pinnacle of Jersey Shore living. Due to the setbacks of the Southern neighbors, there are striking coastline & ocean views stretching all the way to Avalon. The lower living level features 3 bedrooms, including the stately primary suite with sizeable en suite bath including a water closet, double vanity sink, soaking tub, & walk-in shower. Heading up to the top level the open living concept is perfected with living, dining, and kitchen spaces flawlessly blended. The Chefs kitchen includes stainless appliances, pot filler, and abundant storage tucked behind custom shaker cabinetry. The living area is located directly under a vaulted ceiling and features a cozy gas log fireplace flanked by built in shelving & numerous Andersen impact rated windows flooding the space with natural light. A handcrafted wooden circular staircase leads to a spacious rooftop deck cleverly carved into the roofline offering the ultimate in privacy, tranquility, and water views. House sits on 40' x 100' parcel (lot 17), but sale includes an additional adjoining 40'x100' parcel (lot 13.01). Experience the serenity of Strathmere from this stunning property.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Patio	Garage	Living Room
Vinyl	Deck	1 Car	Dining Room
	Porch	Attached	Eat-In-Kitchen
	Grill	Auto Door Opener	Laundry/Utility Room
	Sidewalks	Concrete Driveway	
	Outside Shower		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Fireplace- Gas	Range	Curtains	Slab
Wood Flooring	Oven	Shades	
Smoke/Fire Alarm	Self-Clean Oven	Blinds	
Storage	Microwave Oven	Rugs	
Wall to Wall Carpet	Refrigerator	Furniture	
Tile Flooring	Washer	Window Treatments	
	Dryer		
	Dishwasher		
	Smoke/Fire Detector		
	Stove Natural Gas		

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Heating  
Gas Natural  
Forced Air  
Multi-Zoned

Cooling  
Central Air Condition  
Ceiling Fan  
Multi Zoned

HotWater  
Gas- Natural

Water  
City

Sewer  
Septic



Ask for Norman Hartzel  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to:

