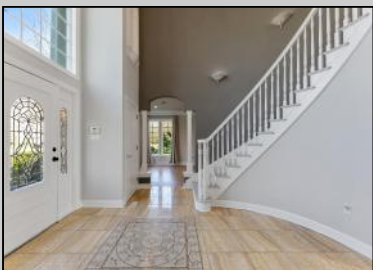
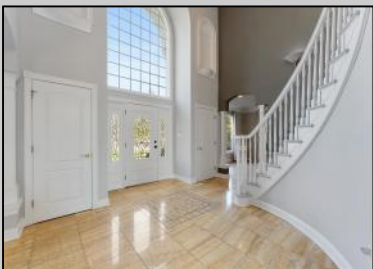


**10 Caledonia  
Seaville, NJ 08230**

**Asking \$1,125,000.00**



#### COMMENTS

Welcome to this exceptional custom-built home by Georgetti Construction, boasting nearly 4,800 square feet of living space, situated in a perfect community in one of the best school districts in the state yet only minutes to the beaches. This meticulously designed residence features potential for five bedrooms, three and a half baths, and a wealth of upgrades throughout. Step inside to discover a luxurious floorplan, incorporating the gorgeous custom curved staircase flanked by formal living and dining rooms adorned with exquisite trim work, crown moldings, and refinished hardwood flooring. The home boasts large casement windows that add to the security and visual appeal of the home, providing maximum ventilation and natural light to every room. The chef's kitchen is a culinary delight, showcasing imported granite countertops from Italy, marble flooring and a Sub-Zero refrigerator with custom paneling, walk-in pantry and an additional min fridge beverage cooler. The kitchen island adds utility to the well-planned kitchen, providing additional workspace and storage. Crank-style windows open to allow for ample sunshine and breeze as you peek out over the beautiful backyard. Adjacent to the kitchen, an eat in kitchen area provides fabulous pool views. The step-down family room offers impressive ambiance and grandeur with cathedral ceilings and a gas fireplace and wall of windows and sliders that lead to the patio and pool area. On the main floor, there is also a separate den with access to the outside resort-style backyard setting. The first floor also has a private office which could also be converted into a that potential 5th bedroom if so desired. On the open stairwell second floor, retreat to the five-star master suite, featuring a two-sided fireplace, offering ambiance to the bedroom as well as to the spa-like adjacent master bath ensuite complete with custom free-standing tub and impressive shower system. The master suite is further enhanced with a dressing area/ or personal office as well as a fabulous custom-designed cherry walk-in closet system. The sunny and open second floor of the home features three additional bedrooms and two additional fully customized bathrooms. One of the bedrooms boasts a custom-built bunk bed system complete with its own slide, perfect for creating a fun and imaginative space for children. There is a private back staircase leading to the kitchen and laundry room complete with a chair lift system. Entertain in style in the outdoor space on the Italian garden-style patio with multi-level decking or gather around the massive custom stone gas fireplace. The expansive patio has an outside serving bar, perfect for entertaining guests while enjoying the outdoor amenities. Take a dip in the heated gunite pool, which has been newly resurfaced, or enjoy a game of basketball on the court, all within the privacy of your wrought iron fenced backyard illuminated in the evening by custom outdoor lighting. The home has a brand-new roof, a new superior LED Halo air filtration system and a new tankless water heater with circulator. Upstairs has new HVAC/ new ductwork and downstairs unit is three years new. In addition to all of the updates the home has fresh meticulous landscaping and has been freshly painted throughout,



adding a touch of modern elegance to its already impressive features. This home offers unparalleled luxury and comfort. Don't miss the opportunity to make this your dream home - schedule a showing today!

### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stucco	Patio	Garage	Living Room
	Deck	2 Car	Dining Room
	Fenced Yard	Attached	Kitchen
	Storage Building	Auto Door Opener	Den/TV Room
	In Ground Pool	Concrete Driveway	Breakfast Nook
	See Remarks	4 car parking	Dining Area
	Sprinkler System		Pantry
			Laundry/Utility Room
			Library/Study
			Great Room
			Storage Attic
			See Remarks
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Range	Drapes	Crawl Space
Fireplace- Gas	Oven	Curtains	
Wood Flooring	Self-Clean Oven	Shades	
Security System	Microwave Oven	Blinds	
Smoke/Fire Alarm	Refrigerator	Window Treatments	
Storage	Washer		
Walk in Closet	Dryer		
Marble Flooring	Dishwasher		
Tile Flooring	Burglar Alarm		
Kitchen Island	Smoke/Fire Detector		
Beverage Refrigerator	Stove Natural Gas		
	Stainless steel appliance		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	Well
Forced Air	Electric	On Demand	
	Multi Zoned		
Sewer			
Septic			



Ask for Tony Bono  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: ab@bergerrealty.com

