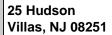
Asking \$850,000.00















## **COMMENTS**

LIMITLESS OPPORTUNITY AWAITS - TWO EXPANSIVE PROPERTIES INCLUDED WITH THIS EXCEPTIONAL SALE. This residence features a grand 6-bedroom, 4-full bathroom home with a renovated luminous attic and a massive waterproof basement, offering an estimated 3,622 sq ft of impeccably maintained living space (not including attic and basement) nestled on a generous 90 x 126 lot. The accompanying lot (26 E Ocean Ave), measuring 100 x 104, with a two-car garage and storage area will provide a handful of opportunities for the new owner. Fully fenced, the entire property has been meticulously cared for by the current homeowner to ensure maintenance-free living from every angle. From a new roof to updated plumbing and electrical light fixtures, new air conditioning unit and tankless hot water heater, every essential has been attended to. The first floor welcomes you with a spacious kitchen, two dining areas, multiple living rooms, cozy study/office, a bedroom, full bathroom, wood-burning fireplace, and a sizable deck extending from the largest room. Upstairs, discover five bedrooms (including two en suites), a hallway bathroom, and an abundance of natural light filtering in. Ascend to the third floor to find a radiant, expansive attic, exquisitely finished with refinished hardwood floors, freshly painted walls, and new windows on all four sides—far too stylish for mere storage. And if more space is desired, the full basement promises to exceed your expectations. Choose between your business mindset or your designer mindset and capitalize on owning TWO SUBSTANTIAL PROPERTIES in the heart of the community. Contact the listing agent for a comprehensive list of property upgrades, floor plan and survey. This property is being sold \"As Is\". Furniture and custom fit window treatments included.

PROPERTY I	DETAILS
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OutsideFeatures Exterior OtherRooms InteriorFeatures Brick Deck Living Room Wood Flooring Fenced Yard Dining Room Smoke/Fire Alarm Sidewalks Kitchen Storage See Remarks Den/TV Room Wall to Wall Carpet Recreation/Family Fireplace- Wood Eat-In-Kitchen Tile Flooring Dining Area Vinyl Flooring Pantry Kitchen Island

Storage Attic

AppliancesIncluded AlsoIncluded Basement Heating
Range Shades Full Gas Natural
Oven Blinds Outside Entrance Forced Air





Furniture

Berger Realty, Inc. 3160 Ashury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076



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Microwave Oven Refrigerator

Washer

Cooling

Window Treatments

Inside Entrance

Dryer Dishwasher Smoke/Fire Detector

HotWater Central Air Condition Gas- Natural Water Public Sewer Public

