Asking \$1,149,999.00

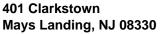














## **COMMENTS**

Luxurious Riverfront Estate on the Gold Coast of Mays Landing Direct River Views with Private River Lot and Dock Access Welcome to thismagnificent riverfront estate on the highly soughtafter Gold Coast of Mays Landing! Set on a sprawling 1.12-acre lot with an additional 0.13-acre riverfront parcel, this exceptional 5,846 sq ft home offers a rare blend of elegance, comfort, and resort-style living. With direct access to the Egg Harbor River, you'll have your own private spot to dock your boat and enjoy all your bay toys. The owners spared no expense in renovatingthis home — it's truly a must-see to appreciate the detail and craftsmanship. While the photos capture the highlights, experiencing it in personwill leave you speechless. Main Home Highlights: 6 Bedrooms | 5 Full Baths | 1 Half Bath Formal Dining Room - Spacious and bright, withbreathtaking river views — ideal for entertaining. Gourmet Chef's Kitchen - Featuring Makellos Custom Cabinetry, an oversized Brown Quartzisland, white quartz countertops with gray veining, and a 34" ceramic farmhouse sink. Red Brick and Wide Plank Flooring - Stunning real redbrick flooring in the kitchen and wide plank wood flooring throughout the home. Massive Living Room - Oversized windows provide panoramicwater views and flood the space with natural light. Primary Suite with River Views - Located on the second floor, the main bedroom features acustom closet and a luxurious steam shower — offering stunning sunset views over the river. Finished Basement - Complete with a full bath, bonus room, and ample storage - perfect for a gym, game room, or entertainment space. Indoor Heated Gunite Pool with Retractable Roof:Converted to saltwater and recently painted. New recessed lighting and PVC installed around the pool area. Enjoy year-round swimming withthe retractable roof for all-season comfort. Outdoor Features: New Paver Patios - Brand new patios in the front and back, perfect for relaxingand entertaining. Dock and Deck Approved - Permits and blueprints are in place for a private dock and deck on the Egg Harbor River. Detached Single Dwelling - Featuring a private entrance — ideal for an in-law suite, guest quarters, or home office. Ready for your finishingtouches. Modern Amenities: Multi-zoned HVAC and sprinkler system. 3 new 240-amp electrical panels installed. 2 central air conditioning unitsplus a mini-split system in the upstairs master suite. This one-of-a-kind property offers a rare opportunity to experience luxurious riverfront livingwith every imaginable modern convenience. A true entertainer's dream schedule your private tour today!

## PROPERTY DETAILS

OtherRooms

Den/TV Room Eat-In-Kitchen Breakfast Nook Dining Area

	PROPERTY DETAILS	
Exterior	OutsideFeatures	ParkingGarage
Wood	Deck	2 Car
	Fenced Yard	3 Car
	Boat Slips	





## Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com

Laundry/Utility Room Great Room

Heating

Gas Natural

InteriorFeatures Wood Flooring Storage Walk in Closet Other Fireplace- Wood Kitchen Island

AppliancesIncluded Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Central Vacuum Stove Natural Gas

Stainless appliance

HotWater

Gas- Natural

Cooling Central Air Condition

Ceiling Fan Multi Zoned Split

steel

Water Well

**Basement** 

Full

Sewer Septic

Ask for John McElhiney Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330

Email to: jjm@bergerrealty.com

