



**9 Asbury  
Ocean City, NJ 08226**

**Asking \$1,700,000.00**



#### COMMENTS

Own a piece of OC history in the best part of town with the convenience of being a walk or bike ride away from the beach, bay and all your favorite places! This one of a kind 3bd 3bth house in the sought after Gardens neighborhood is full of potential. With an extra large double lot you have plenty of room for an addition, pool, or whatever you aspire to add. It currently has a huge side yard with full sprinkler system and back patio with lovely gardens if you want to keep it as is. The home also boasts OC history with real fishing stories and a beautiful hand painted mural of old OC along the solid wood grain walls in the den. It features a sun patio, great room, dining room, kitchen, family room w/ wood fireplace, mud room, 2 full baths, and one bedroom on the 1st floor. The great room, dining, and bedroom all feature the beautiful original refinished hardwood floors. Solid hardwood stairs lead up to the spacious 2nd floor area which has a master bedroom w/ vaulted ceiling, full bath, a 2nd very large bedroom and deck off to the side with entry from both rooms. The property also has a decent size garage and ample off street parking out front for 4 vehicles. Own a piece of OC history in the best part of town with the convenience of being a walk or bike ride away from the beach, bay and all your favorite places!

#### PROPERTY DETAILS

|                    |                    |                   |                   |
|--------------------|--------------------|-------------------|-------------------|
| Exterior           | OutsideFeatures    | ParkingGarage     | OtherRooms        |
| Asbestos           | Patio              | Garage            | Living Room       |
|                    | Deck               | Detached          | Dining Room       |
|                    | Enclosed/Covered   | 4 car parking     | Kitchen           |
|                    | Patio              |                   | Den/TV Room       |
|                    | Porch              |                   | Recreation/Family |
|                    | Screened Porch     |                   | Dining Area       |
|                    | Fenced Yard        |                   | Pantry            |
|                    | Storage Building   |                   | Florida Room      |
|                    | Sprinkler System   |                   | Great Room        |
|                    |                    |                   | Storage Attic     |
|                    |                    |                   | Laundry Closet    |
| InteriorFeatures   | AppliancesIncluded | AlsoIncluded      | Basement          |
| Cathedral Ceilings | Range              | Drapes            | Crawl Space       |
| Wood Flooring      | Oven               | Curtains          |                   |
| Smoke/Fire Alarm   | Self-Clean Oven    | Shades            |                   |
| Storage            | Refrigerator       | Blinds            |                   |
| Fireplace- Wood    | Washer             | Window Treatments |                   |
| Laminate Flooring  | Dryer              |                   |                   |

# Berger Realty

• Since 1928 •



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|             |                       |              |       |
|-------------|-----------------------|--------------|-------|
| Heating     | Cooling               | HotWater     | Water |
| Gas Natural | Central Air Condition | Gas- Natural | City  |
| Sewer       |                       |              |       |
| City        |                       |              |       |

Disposal  
Smoke/Fire Detector  
Stove Natural Gas



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