



**162 Ocean  
Ocean City, NJ 08226**

**Asking \$3,899,000.00**



**COMMENTS**

Welcome to this beautiful single-family home located in the highly desirable Gardens neighborhood of Ocean City, NJ. This charming property offers the perfect combination of comfort, style, and functionality, making it an ideal coastal retreat for year-round living or a relaxing vacation home. With spacious living areas, a fantastic outdoor space, and proximity to Ocean City's beaches and attractions, this home truly has it all. Step through the front door into a welcoming living room that sets the tone for the rest of the home. The open layout offers a bright, airy atmosphere, with large windows allowing natural light to flood the space. The living room seamlessly flows into the dining room, creating an open and inviting space for family gatherings and entertaining. Next, you'll find the well-appointed kitchen, which is both functional and stylish. The kitchen features modern appliances, plenty of counter space, and ample storage, making it a perfect place for preparing meals and hosting guests. Conveniently located on the main floor is the laundry room, offering ease of access and added convenience for everyday living. The second floor is home to four spacious bedrooms, each designed with comfort and privacy in mind. Three full bathrooms are located on this level, providing ample space for everyone, and ensuring convenience for both family members and guests. Whether it's a guest room or a children's room, each bedroom has been designed to be cozy and functional, with generous closet space and plenty of natural light. A unique feature of this home is the additional fifth bedroom located on the third floor. This space offers a private retreat, perfect for a guest suite, home office, or additional living space. The third floor also includes a full bathroom, adding even more convenience and flexibility to this wonderful home. One of the standout features of this property is the private outdoor space. The rear patio offers a peaceful spot for outdoor dining, relaxation, or simply enjoying the fresh air. In addition, the backyard boasts a refreshing pool, ideal for cooling off during warm summer days or unwinding after a day at the beach. This outdoor oasis is perfect for entertaining, hosting barbecues, or enjoying quiet moments outdoors with family and friends. Situated in the sought-after Gardens neighborhood of Ocean City, NJ, this home is just a short distance from the beach, the boardwalk, and the many attractions that make Ocean City a beloved destination. The Gardens area is known for its quiet, residential charm, making it the perfect place for those who want to be close to the excitement of the shore but also enjoy a peaceful retreat when at home. Estimated for a November 1st Completion!

**PROPERTY DETAILS**

| Exterior | OutsideFeatures | ParkingGarage | OtherRooms        |
|----------|-----------------|---------------|-------------------|
| Wood     | Patio           | Garage        | Den/TV Room       |
| Other    | Fenced Yard     | Parking Pad   | Recreation/Family |
|          | Sidewalks       | 1 Car         | Dining Area       |

# Berger Realty

Since 1928



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|                                                                                                               |                                                                                                                                              |                                                                      |                                      |
|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------|
|                                                                                                               | Outside Shower<br>In Ground Pool<br>Sprinkler System                                                                                         | Attached                                                             | Laundry/Utility Room<br>Great Room   |
| InteriorFeatures<br>Fireplace- Gas<br>Security System<br>Smoke/Fire Alarm<br>Walk in Closet<br>Kitchen Island | AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Stainless<br>appliance | Basement<br>Masonry Floors/Wall<br>Slab<br><br><br><br><br><br>steel | Heating<br>Gas Natural<br>Forced Air |
| Cooling<br>Central Air Condition<br>Ceiling Fan<br>Multi Zoned                                                | HotWater<br>Gas- Natural<br>On Demand                                                                                                        | Water<br>Public                                                      | Sewer<br>Public                      |



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