



507 23rd St  
Ocean City, NJ 08226

Asking \$1,849,999.00



### COMMENTS

This home combines antique charm with a modern feel. The elevation of this location has allowed this home to withstand the elements for almost a century. The two front decks overlook 23rd Street, the southern end of the boardwalk and sandy dunes. The spacious upstairs back deck is an outdoor oasis allowing for endless possibilities. The lower side deck is perfect for grilling or enjoying evening cocktails. The property is enclosed with updated low-maintenance vinyl fencing and features a back patio, yard, garden space, clothes line and outdoor shower house with updated in-ground drainage. The detached garage is accessible from the back patio and alleyway providing plenty of storage space for all your beach gear, bicycles and more. The inside of this home features hardwood flooring throughout, ceiling fans in every room and central air conditioning. The updated kitchen boasts new cabinetry, granite counter tops, stainless steel appliances and a center island with in-kitchen dining for five. The open floor plan on the first floor creates a welcoming atmosphere. A formal living room, dining room, kitchen and family room provide plenty of space for entertaining. This home includes three bedrooms and two full bathrooms with two bedrooms featuring private deck access. It's many windows let in a ton of light and cool salty breezes with updated vinyl indoor shutters for added privacy. The spacious attic provides all the additional storage space you could ever need.

### PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
One Car	Gas-Natural	Public	Public Sewer



Ask for Brent Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bak@bergerrealty.com

