

**9 Aberdeen Rd  
Ocean City, NJ 08226**

**Asking \$3,450,000.00**



SJSRMLS

**COMMENTS**

Become mesmerized by architecture at it's finest! This custom built 6 bedroom single family home in the prestigious Gardens section of Ocean City, leaves nothing to be desired. Amenities feature super wide 64x93 ft lot, hardee board exterior siding, lush landscaping, custom pavers, detached garage, huge resort style backyard with heated pool and built in grill/refrigerator, with rear alley access to detached garage, enclosed outside shower, sprinkler system, security system, 4,100 sq ft interior with elevator access to all three levels, 2 separate laundry rooms, hardwood floors, exquisite kitchen with wolf range and oven, sub zero fridge and wine cooler, bosch dishwasher, quartz countertops, large kitchen bar with 6 seats, custom backsplash, wetbar, elegant lighting fixtures, crystal chandeliers, coffered ceilings and upgraded woodwork package, iron and wood railings, 3 zone hvac, 1st floor surround sound speaker system, 5 high end baths, spacious master bedroom with fireplace and walk-in closet, private master deck with stunning ocean and AC skyline views, being sold furnished minus some personal exclusions, short walk to the beach and so much more. Pride of ownership truly lies at 9 East Aberdeen. Make this gorgeous home yours...Showing by appointment only

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
See Remarks	Enclosed	Outside Detached Garage	Den/TV Room
	Shower		Dining Area
	Fenced Yard		Dining Room
	Patio		Laundry/Utility Room
	Pool-In Ground		Pantry
	Porch Enclosed		Recreation/Family
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	Heating	Cooling
Bar	Burglar Alarm	Gas-Natural	Ceiling Fan(s)
Carbon Monoxide Detector	Dishwasher		Central
Cathedral Ceiling	Dryer		
Elevator	Gas Stove		
Kitchen Center Island	Microwave		
Security System	Refrigerator		
Smoke/Fire Alarm	Self Cleaning Oven		
Storage	Washer		
Walk In Closet			

# Berger Realty

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HotWater  
Gas

Water  
Public

Sewer  
Public Sewer



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