

**2804 Asbury Ave  
Ocean City, NJ 08226**

**Asking \$1,999,000.00**



**COMMENTS**

Beautiful Single Family just 2.5 blocks away from the beach, located in the prime GOLD COAST! This upside down custom built home has a nice floor plan that is spacious, bright and sunny! Enjoy the many features of this home and unique design, 2nd floor living w/vaulted ceiling, gas log fireplace, and large kitchen and dining area. Oversized master bedroom with sitting area, vaulted ceiling & full master bath located on the second floor. Full size washer, dryer laundry area. Wrap around 2nd floor front deck, rear deck w/roof top deck off master bedroom having great skyline views! Full front porch with plenty of space for outside furniture. Downstairs: 3 oversized bedrooms with full size closets & full bath. 2 car oversized garage with large overhead storage platform. Paver driveway with plenty of off street parking located behind the two car garage. New in 2022: front entry door, garage side door, and 2nd floor front slider doors. HVAC newer within last 5 years dual system Rheem brand. Never rented, excellent location for summer rentals and off season rentals or year round rental. This property has been used by the owner as a family summer home. Pride of ownership can be seen during your tour of this well maintained single family! It's move in ready! Non-smoking. Being sold fully furnished! This property is worth taking a look at in person.

**PROPERTY DETAILS**

|                          |                     |                  |                  |
|--------------------------|---------------------|------------------|------------------|
| Exterior                 | OutsideFeatures     | ParkingGarage    | OtherRooms       |
| Vinyl                    | Curbs               | Attached Garage  | Den/TV Room      |
|                          | Deck                | Auto Door Opener | Dining Area      |
|                          | Porch               | See Remarks      | Dining Room      |
|                          | Sidewalks           | Two Car          | Eat In Kitchen   |
|                          | Sprinkler System    |                  | Storage Attic    |
| InteriorFeatures         | AppliancesIncluded  | AlsoIncluded     | Basement         |
| Carbon Monoxide Detector | Dishwasher Disposal | Furnished        | Outside Entrance |
| Cathedral Ceiling        | Dryer               |                  |                  |
| Kitchen Center Island    | Gas Stove           |                  |                  |
| Smoke/Fire Alarm         | Microwave           |                  |                  |
| Storage                  | Refrigerator        |                  |                  |
| Walk In Closet           | Self Cleaning Oven  |                  |                  |
| Whirlpool                | Washer              |                  |                  |
| Heating                  | Cooling             | HotWater         | Water            |
| Forced Air               | Ceiling Fan(s)      | Gas              | Public           |

# Berger Realty

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Gas-Natural

Central

Sewer

Public Sewer



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