

**13 Klains  
Marmora, NJ 08223**

**Asking \$849,000.00**



**COMMENTS**

Paradise Found! One of a kind 6BR/3BA Marmora Craftsman Estate on magnificent, ultra private 2.25 wooded acres! Open floor plan with an abundance of natural light. Beautiful hardwood floors throughout. Oversized master suite with cathedral ceiling, office, sitting area, newer tiled bathroom with frameless glass shower, free standing tub and custom walk-in closet. Bar room with large windows, wood burning fireplace and built in shelving. Living room with gas fireplace and skylights. 2-year-old addition with 2 large bedrooms, beautiful tiled bathroom and laundry area. 2 additional large bedrooms with updated tiled bathroom. Reading room (6th bedroom). 2+ car finished (insulated, sheet-rocked, heated/AC) garage with LED lighting (gym). Newer GE Profile stainless steel range and microwave. Beautiful stained Butcher Block countertops. Recently painted interior, new roof and gutter guards. Anderson tilt in windows, new gas tankless hot water heater, new WIFI smart thermostat, recessed LED lighting with dimmers throughout, owned solar (\$0 annual electric bill), 3 large floored attics, 4 sheds (2 with full electric). Newer in-ground heated pool with extra-large coated concrete decking, water basketball, water volleyball, slide, buddy seat and outdoor tv area. Enclosed outside shower with changing area. Lighted volleyball court, playground, basketball court, quad track/nature path, custom paver fire pit area with 2nd outdoor tv. New LED landscape lighting (front and rear) and multiple outdoor electrical outlets. Large rear deck with 3rd outdoor tv and gas hook up. Concrete patio (partially covered) with 4th outdoor tv. Multi-zoned sprinkler system. Upgraded electric service with new line to house. Well and septic less than 10 years old. This truly amazing property has it all in a great neighborhood and in Upper Twp/Ocean City School District!

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Deck Enclosed Shower Fenced Yard Patio Pool-In Ground Porch Shed Sprinkler System	ParkingGarage Attached Garage Outside Auto Door Opener Heated Garage Two Car	OtherRooms Den/TV Room Dining Area Great Room Laundry/Utility Room Library/Study Pantry Recreation/Family Storage Attic
InteriorFeatures Bar Carbon	AppliancesIncluded Burglar Alarm Monoxide Dishwasher	Basement Crawl Space	Heating Forced Air Gas-Natural

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076

[info@bergerrealty.com](mailto:info@bergerrealty.com)



Detector	Dryer	See Remarks
Cathedral Ceiling	Gas Stove	Solar
Security System	Microwave	
Skylight(s)	Refrigerator	
Smoke/Fire Alarm	Self Cleaning Oven	
Walk In Closet	Washer	
Cooling	HotWater	Water
Attic Fan	Tankless-gas	Well
Ceiling Fan(s)		Sewer
Central		Septic



Ask for Cynthia Balles  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [cyn@bergerrealty.com](mailto:cyn@bergerrealty.com)

