Asking \$849,000.00

## 13 Klains Marmora, NJ 08223













## **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 inground 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!

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Exterior	OutsideFeatures	ParkingGarage	OtherRooms Den/TV Room		
Vinyl	Deck	Attached Garage			
	Enclosed Outsi	de Auto Door Opener	Dining Area		
	Shower	Heated Garage	Great Room		
	Fenced Yard	Two Car	Laundry/Utility Room		
	Patio		Library/Study		
	Pool-In Ground	Pantry			
	Porch		Recreation/Family		
	Shed		Storage Attic		

InteriorFeatures AppliancesIncluded Basement Heating
Bar Burglar Alarm Crawl Space Forced Air
Carbon Monoxide Dishwasher Gas-Natural

Sprinkler System





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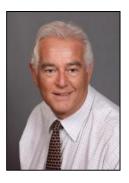
info@bergerrealt

Detector Cathedral Ceiling Security System Skylight(s) Smoke/Fire Alarm Walk In Closet Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer

Cooling Attic Fan Ceiling Fan(s) Central HotWater Tankless-gas Water Well Sewer Septic

Solar

See Remarks



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