



**211 W Atlantic Blvd  
Ocean City, NJ 08226**

**Asking \$3,199,000.00**



**COMMENTS**

\*\*\*SPECIAL INCENTIVE\*\*\* Seller will offer a 2% mortgage rate buy down with an acceptable offer! Elegance abounds in this custom Single family Gardens Gem! First floor features an inviting front porch, dining room, living room with gas fireplace, private study, Gourmet kitchen, center island with additional seating, built in wet bar, pantry, full bathroom, family room perfect for lots of entertaining, mud room and elevator up to the second level. This floor boasts 4 bedrooms, walk in closets, 4 full bathrooms, laundry room, linen closet, and decks galore! Third floor features 2 more bedrooms, full bath and more deck space! Surrounded with manicured lawns, a Gunite pool with hardscaping, outside shower to rinse after a day at the beach, this home has it all! Two car garage, ample parking & storage, so many more upgrades throughout! Don't pass up the opportunity to own this Gem of the Gardens!

**PROPERTY DETAILS**

|                       |                    |                  |                      |
|-----------------------|--------------------|------------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage    | OtherRooms           |
| Vinyl                 | Deck               | Attached Garage  | Den/TV Room          |
|                       | Outside Shower     | Auto Door Opener | Dining Area          |
|                       | Paved Road         | Two Car          | Dining Room          |
|                       | Pool-In Ground     |                  | Eat In Kitchen       |
|                       | Sidewalks          |                  | Great Room           |
|                       | Sprinkler System   |                  | Laundry/Utility Room |
|                       |                    |                  | Pantry               |
|                       |                    |                  | Recreation/Family    |
| InteriorFeatures      | AppliancesIncluded | Basement         | Heating              |
| Bar                   | Dishwasher         | Crawl Space      | Forced Air           |
| Carbon Monoxide       | Disposal           |                  | Gas-Natural          |
| Detector              | Dryer              |                  | Multi-Zoned          |
| Cathedral Ceiling     | Gas Stove          |                  |                      |
| Kitchen Center Island | Microwave          |                  |                      |
| Smoke/Fire Alarm      | Refrigerator       |                  |                      |
| Storage               | Self Cleaning Oven |                  |                      |
| Walk In Closet        | Washer             |                  |                      |
| Cooling               | HotWater           | Water            | Sewer                |
| Ceiling Fan(s)        | Gas                | Public           | Public Sewer         |
| Central               |                    |                  |                      |
| Multi-Zoned           |                    |                  |                      |

# 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)



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

