



**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

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