

# Berger Realty

Since 1928



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5114 Asbury Avenue  
Ocean City, NJ 08226

Asking \$1,174,900.00



## COMMENTS

If you are bored with the typical \"cookie cutter\" duplex units then you need to make an appointment and see this home! This 2nd floor unit has a unique floor plan that is different from all of the competition featuring: 4 bedrooms, 3 full baths, family room with elevated ceiling, 2 levels of living space includes a sprawling loft with master bedroom living quarters, wet bar, cedar sauna, laminate wood flooring, 4 separate fiberglass decks, central air conditioning, gas forced air heat and more! You can rest assured that your family and friends will be more comfortable when they spread out and enjoy this multi-level home. The multiple exterior decks are perfect for entertaining and private moments. From the rooftop deck there are views of the ocean, bay, meadows and sunsets galore! Current owners do not rent so the home has been gently used and well maintained. If rental income is desired there is no doubt that this home could become a strong rental POWERHOUSE!!!

## PROPERTY DETAILS

|                                      |                                      |                                                 |                                                                                                                                                 |
|--------------------------------------|--------------------------------------|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                    | ParkingGarage<br>None                | OtherRooms<br>Dining Room<br>Great Room<br>Loft | InteriorFeatures<br>Bar<br>Cathedral Ceiling(s)<br>Fireplace(s)<br>Foyer<br>Hardwood Floors<br>Master Bath<br>Pets Allowed<br>Sauna<br>Skylight |
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Ceiling Fan(s)<br>Central | HotWater<br>Gas                                 |                                                                                                                                                 |
| Sewer<br>Public Sewer                |                                      |                                                 |                                                                                                                                                 |

