



201 W Atlantic Blvd
 Ocean City, NJ 08226

Asking \$3,299,000.00



SJSRMLS

COMMENTS

SPECIAL INCENTIVE Seller will offer a 2% mortgage rate buy down with an acceptable offer! Will take your breath Away! Spacious home with 6 bedrooms, 5 full baths & powder room! Truly Magnificent Gardens gem with three-stories of expansive living in this custom Single family home. Featuring multi-zoned gas heat, central air, cathedral ceilings, ceiling fans and more! First floor features living room, dining room, large kitchen with center island, sun room & powder room with ample deck & porch space surrounding the exterior. Second floor hosts your bonus room to use as an office/playroom, 5 bedrooms & 4 full baths, laundry room, walk in closets, balcony over looking first floor and more! Third floor boasts an oversized master suite and master bathroom & private sitting area. Move between floors with the convenience of the elevator! Bask in the sun around the POOL surrounded by manicured grounds, additional exterior highlights include 2 car garage, cabana area, additional parking spaces, sprinkler system and more! Lots of decks to enjoy morning coffee, afternoon sun and read a book while enjoying the cool breeze! Outdoor fireplace creates the perfect ambiance for entertaining!

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Deck	Attached Garage	Dining Area	Carbon Monoxide
Outside Shower	Two Car	Dining Room	Detector
Patio		Eat In Kitchen	Cathedral Ceiling
Pool-In Ground		Laundry/Utility Room	Elevator
			Kitchen Center Island
			Smoke/Fire Alarm
			Walk In Closet



Ask for Chris Warren
 Berger Realty Inc
 3160 Asbury Avenue, Ocean City
 Heating Call 609-399-0076 Cooling
 Forced Air Ceiling Fan(s)
 Gas Furnace: caw@bergerrealty.com
 Multi-Zoned Multi-Zoned



Water
 Public

Sewer
 Public Sewer