



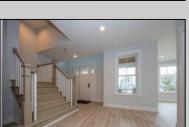
Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



Asking \$3,299,000.00

oc17@BergerRealty.com











## 201 W Atlantic Blvd Ocean City, NJ 08226





## **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** 



Patio Pool-In Ground ParkingGarage Attached Garage Two Car

OtherRooms Dining Area Dining Room Eat In Kitchen

Laundry/Utility Room

Ask for Dylan Perry Berger Realty Inc 1670 Boardwalk, Ocean City For Eall'A 609-391-05 Quiling Fan(s) GalE-Madurato: dcp@bergeratealty.com Multi-Zoned Multi-Zoned

InteriorFeatures Carbon Monoxide Detector Cathedral Ceiling Elevator Kitchen Center Island Smoke/Fire Alarm



Water Sewer Public **Public Sewer**