



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 Joan S. Spencer  
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 Forced Air Ceiling Fan(s)  
 Gas Furnace jss@bergerrealty.com  
 Multi-Zoned Multi-Zoned



Water Public Sewer Public Sewer