



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 Detector |
| Outside Shower  | Two Car         | Dining Room          | Cathedral Ceiling        |
| Patio           |                 | Eat In Kitchen       | Elevator                 |
| Pool-In Ground  |                 | Laundry/Utility Room | Kitchen Center Island    |
|                 |                 |                      | Smoke/Fire Alarm         |
|                 |                 |                      | Walk In Closet           |



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Water  
Public

Sewer  
Public Sewer