



**2506 Asbury  
Ocean City, NJ 08226**

**Asking \$2,650,000.00**



#### COMMENTS

Plenty of room for large family and entertaining in this single family home with a rare floor plan that features MULTIPLE LIVING SPACES. The main living area boasts an open floor plan with custom kitchen, dining area and large living space complete with a wet bar area, decorative cupola & access to large front & rear decks allowing for even more added living space. The first floor level features a SECOND living space with access to a charming, covered front porch. Home also has a roomy 2 car garage with large driveway for additional off-street parking. Enjoy Ocean City Gold Coast beaches & 4 levels of luxury living when you make this custom-built house your home! This exceptional home is situated on a large 45 x 100 lot. Home has a multi-stop elevator that runs between the garage & each of the 4 floors of living levels. This spectacular beach house also boasts multiple levels of front and rear decks as well as a rooftop deck. Enter into a large foyer on the 1st level, which features a private suite of 2 bedrooms, full bath and the family room with large front porch. Level 2 is cascaded with natural light from custom window-scaping and a cupola centerpiece, vaulted ceilings. This floor boasts a large kitchen with a wrap around, multi-level island with seating for 6, dining area, living room with gas log fireplace along with a large front deck that is partially covered, while also having a retractable awning if full coverage is desired. This level also includes a full wet bar with access to rear deck. 3rd level has laundry room, 2 large bedrooms, each with their own private full bathroom and deck access. 4th level includes a huge private primary suite with vaulted ceilings and private deck. Primary bathroom includes large soaking tub, custom tiled shower, double sink and plenty of storage. This property has been meticulously maintained following a stringent annual maintenance schedule. Abundant amenities include custom architectural details & window design, bullnose corners, finely-crafted hard wood flooring with decorative inlay designs, Anderson 400 windows and a tankless hot water heater. Conveniently located close to Boardwalk, Downtown and Community Center.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Two Car	Dining Area
	Enclosed	Outside	Eat In Kitchen
	Shower		Great Room
	Outside Shower		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	Heating	Cooling
Bar	Burglar Alarm	Gas-Natural	Ceiling Fan(s)
Cathedral Ceiling	Dishwasher		Central

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Elevator  
Kitchen Center Island  
Security System  
Storage

Dryer  
Gas Stove  
Microwave  
Refrigerator  
Trash Compactor  
Washer

Multi-Zoned

HotWater  
Tankless-gas

Water  
Public

Sewer  
Public Sewer



Ask for John Van Stone  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [jvs@bergerrealty.com](mailto:jvs@bergerrealty.com)

