

**3606 Oxford  
Ocean City, NJ 08226**

**Asking \$765,000.00**



**COMMENTS**

This perfectly charming single family home exudes warmth and comfort, and you'll love to gather your friends and family here. Sitting on a 50' x 100' lot, with absolutely no lawn care required, this home is in a residential neighborhood. Walk to Acme, CVS, and have close access to the 34th Street bridge. The 3 year old Trex deck is wide enough for a dining table to enjoy those summer dinners, and it is surrounded by newer vinyl railings for easy care. The fire table and grill are included for the lucky new owner. Enter the home through the bright and spacious conservatory sunroom. This room is perfect for reading, relaxing, game playing... you name it! It offers heat and air conditioning, so it's perfect for year-round use. The sunroom opens to the living room, featuring newer carpeting and a remote controlled gas fireplace for cozy winter evenings. You'll fall in love with the updated custom kitchen with its large island and the expanse of cabinetry running straight through the dining area. Stainless steel appliance package includes a 2 year old dishwasher. New wood-look tile flooring offers easy cleaning and durability with a modern appeal. Plantation shutters adorn the windows in kitchen. Down the hall, you'll find the hall bath and three generously sized bedrooms, including the owner's suite with an attached bath and laundry. This well kept home features a three year old heat and a/c unit, a newer washing machine, and a newer roof (2012).

**PROPERTY DETAILS**

|   |  |                                       |  |
|---|--|---------------------------------------|--|
| Exterior<br>Vinyl                         | OutsideFeatures<br>Curbs<br>Deck<br>Shed<br>Sidewalks  | ParkingGarage<br>None                 | OtherRooms<br>Dining Area<br>Florida Room<br>Laundry/Utility Room<br>Primary BR on 1st floor |
| InteriorFeatures<br>Kitchen Center Island | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Electric Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>See Remarks | Basement<br>Crawl Space  |
| Heating<br>Gas-Natural                    | Cooling<br>Ceiling Fan(s)  | Water<br>Public                       | Sewer<br>Public Sewer  |

# Berger Realty

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Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Central



Ask for John Tonkinson  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [jtn@bergerrealty.com](mailto:jtn@bergerrealty.com)

