



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

# Berger Realty

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