



4236 Asbury Avenue  
 Ocean City, NJ 08226

Asking \$2,299,900.00



SJSRMLS

### COMMENTS

Located in the desirable Southend less than 2 blocks to the beach, this Meticulously crafted new construction 1st Floor unit will feature 5 sprawling bedrooms and 3 full bathrooms and powder room. Features to include Gourmet custom kitchen with top of the line cabinetry, granite counters, stainless steel appliances, custom tile back splash and beverage fridge in center island with extra seating for guests. Boasting a huge great room for entertaining with a gas fireplace, there is ample room for dining and a huge kitchen to whip up meals for the whole family. Other bells & whistles include ELEVATOR, gas heat, central air, ceiling fans, walk in closet, front & rear covered decks, one car attached garage, cabana and more! Developed with the highest quality yet low maintenance building materials, this unit will have excellent craftsmanship. Great location for rental potential! Time to pick colors and make personal selections!

### PROPERTY DETAILS

|                                      |                                                                                                                                                                                                                                    |                                                                     |                                                                                                                       |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                    | ParkingGarage<br>Attached Garage<br>One Car                                                                                                                                                                                        | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room | InteriorFeatures<br>Elevator<br>Fireplace(s)<br>Foyer<br>Kitchen Center Island<br>Master Bath<br>Walk in/Cedar Closet |
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Central Air Conditioning                                                                                                                                                                                                | HotWater<br>Public Water                                            | Water<br>Public Water                                                                                                 |
| Sewer<br>Public Sewer                | <p>Ask for Donna M. Deohan<br/>                     Berger Realty Inc<br/>                     1330 Bay Avenue, Ocean City<br/>                     Call: 609-391-1330<br/>                     Email to: dmd@bergerrealty.com</p> |                                                                     |                                                                                                                       |

