



**234 Central Ave  
Ocean City, NJ 08226**

**Asking \$2,390,000.00**



#### COMMENTS

Pride of Ownership and Attention to Detail in this beautifully Ascher designed 3-Story home. Built and designed to fit the neighborhood, you'll love the charm and curb appeal with the wrap-around front porch, the awnings, the two rear decks and the multiple peaks on the roof-line. Entering the foyer through the front door, you'll be met by a spacious entrance with the staircase in the background. To your right is a well appointed living room featuring wainscoting, gas fireplace, built-in cabinets with cherry inlays below cherry-wood bench seating. All the windows and rear slider doors on the first floor feature Plantation Shutters and wainscoting. The Dining area is separated by 4 ft tall cherry-inlay glass-front cabinetry topped with cherrywood and stylish pillars that face a bay window creating an elegant dining experience. The kitchen is notched-in creating extra space to an additional dining and seating area that compliments the kitchen's tall cabinetry and over-sized center island. The granite counters, tiled floors, backsplash and all new appliances make this a focal part of the first floor. Just behind the kitchen is a half bath and door to the rear porch. Going up the turned staircase is more wainscoting that also wraps around the entire hallway. At the top is more built-in cabinetry with a mantle. To the right is the over-sized master bedroom with hardwood floors a huge walk-in closet w/professional closet system, cathedral ceiling with transom windows allowing extra light and an electric fireplace. The master bath has tiled floors, a large walk-in tiled shower w/glass doors and marble double sink top along with high ceilings. The next bedroom has new carpets and full sized windows. Across from there is the walk-in Laundry Room with High Efficiency Washer & Dryer, additional storages and the hot water heater shares the space. Next on the left side is the hall bath that serves the two hall bedrooms complete with tiled tub/shower combo and glass shower door. Across is a bedroom with a slider door that leads to the second floor outside deck. At the end of the hall is the Junior Master, bigger than most master bedrooms, also with cathedral ceilings, tiled ensuite bathroom, walk-in tiled shower w/glass doors and a slider going out to that same rear deck. Up one more flight of wainscoting stairs to the 3rd floor featuring two more spacious bedrooms w/ vaulted ceilings that also share the fourth full bathroom complete with tiled floors, tiled walk-in shower and glass shower doors. There is a mechanical closet there with enough space for additional storage and another hall closet. The house also features two-zone gas heat and air conditioning. There is also a one car attached freshly painted garage with epoxy floors and a loft for additional storage. The southern side of the property is fenced-in with a front gate and open in the back (can be easily gated). The north-rear of the house has a 4 x 16 vegetable garden but could be used to plant whatever you'd like. The rear parking pads double as a rear patio, giving you great outside space, since street parking is ample throughout most of the summer season. The Sellers are NJ licensed real estate Brokers and have been the only owners, living here full-time and raising their children in this house for the last 20 years, with a

# Berger Realty

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life-time of memories. This stunning home is ready for the next family to create their memories, either year-round or seasonally. This house and location has so much to offer; a quick walk to the beach or downtown shopping as well as a bike ride to almost anywhere! Easy to show with notice. Call today for your private showing.

## PROPERTY DETAILS

|                          |                    |                 |                      |
|--------------------------|--------------------|-----------------|----------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage   | OtherRooms           |
| Stone                    | Curbs              | Attached Garage | Dining Room          |
| Vinyl                    | Deck               | One Car         | Laundry/Utility Room |
|                          | Fenced Yard        |                 |                      |
|                          | Porch              |                 |                      |
|                          | Sidewalks          |                 |                      |
|                          | Sprinkler System   |                 |                      |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded    | Basement             |
| Carbon Monoxide Detector | Dishwasher         | Blinds          | Crawl Space          |
| Cathedral Ceiling        | Disposal           | See Remarks     |                      |
| Kitchen Center Island    | Dryer              |                 |                      |
| Smoke/Fire Alarm         | Gas Stove          |                 |                      |
| Storage                  | Microwave          |                 |                      |
| Walk In Closet           | Refrigerator       |                 |                      |
|                          | Self Cleaning Oven |                 |                      |
|                          | Washer             |                 |                      |
| Heating                  | Cooling            | HotWater        | Water                |
| Forced Air               | Ceiling Fan(s)     | Gas             | Public               |
| Gas-Natural              | Central            |                 |                      |
| Sewer                    |                    |                 |                      |
| Public Sewer             |                    |                 |                      |



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