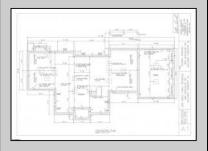
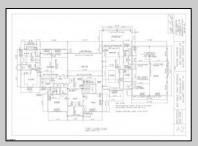
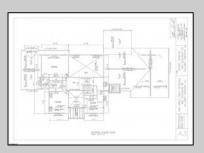
## Asking \$1,549,000.00















SJSRMLS

## COMMENTS

Discover your dream home in the prestigious Iron Gate community, perfectly positioned at the end of a serene cul-de-sac. This remarkable new construction spans over 4,000 square feet of luxurious living space, complemented by a fully finished 2,400-square-foot basement, all situated on a sprawling acre in the heart of Leeds Point. This exquisite home features five spacious bedrooms and 4.5 well-appointed bathrooms. The primary suite, located on the first floor, offers a sanctuary with a grand bathroom, expansive walk-in closet, and soaring 12-foot ceilings. Convenience is key with an adjacent laundry room. The residence boasts triple-glazed, tempered glass windows throughout, enhancing comfort and energy efficiency. These include large 96x84 and 84x84 windows that fill the home with natural light. The family room features a 16x10 bi-fold exterior door, promoting seamless indoor/outdoor living, while the dining room opens to an outdoor dining area through a 12x8 bi-fold door, both sets crafted from double and triple-glazed, tempered glass. The striking 10ftx10ft triple-glaze tempered glass entry door sets a grand tone for the entrance. Hardwood floors run throughout the home, linking the spaces with elegance. The substantial living room, with its 22-foot ceilings and cozy fireplace, invites relaxation and social gatherings. The gourmet kitchen is a chef's delight, equipped with top-ofthe-line Viking stainless steel appliances, quartz countertops, and 42-inch cabinets. It, along with the adjacent dining room, features 12-foot ceilings, creating an open and inviting atmosphere ideal for hosting. The possibilities are expansive with the 2,400-square-foot finished basement—perfect for additional storage, entertainment space, or an extra home office. This level also accommodates the home\'s dual-zone HVAC system and a tankless hot water heater for unparalleled comfort and efficiency. Parking is simplified with a three-car garage, each bay featuring an automatic door opener, and a spacious 90-foot driveway. The rear of the property is an idyllic sanctuary, complete with a large covered patio that overlooks the tranquil one-acre yard, providing the perfect backdrop for outdoor gatherings and celebrations. Architectural plans were designed by Considine Design Studio.

PROPERTY	<b>DETAILS</b>
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Exterior OutsideFeatures
Vinyl Patio
Paved Road

ParkingGarage Attached Garage Auto Door Opener Three or More Cars OtherRooms
Den/TV Room
Dining Room
Eat In Kitchen
Laundry/Utility Room
Library/Study
Loft
Pantry
Recreation/Family





## Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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Primary BR on 1st floor

InteriorFeatures Applia Cathedral Ceiling Dishw Carbon Monoxide Dryer

Carbon Monoxide Dry
Detector Ga
Kitchen Center Island Mic
Storage Re

Smoke/Fire Alarm Walk In Closet

Cooling

Central

Electric

AppliancesIncluded Dishwasher

Dryer Gas Stove Microwave Refrigerator Washer Basement Finished Full Heated

Heating Forced Air Gas-Natural

HotWater Water Sewer Tankless-gas Well Septic



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