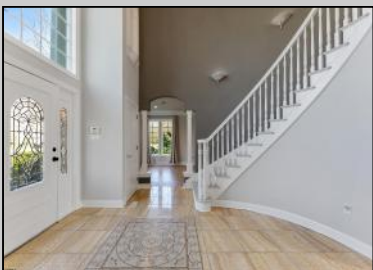
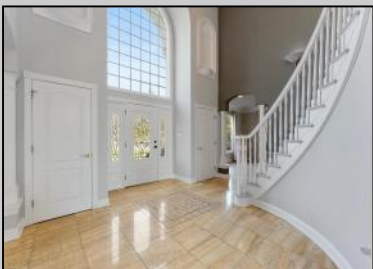


**10 Caledonia Dr  
Ocean View, NJ 08230**

**Asking \$1,125,000.00**



#### COMMENTS

Welcome to this exceptional custom-built home by Georgetti Construction, boasting nearly 4,800 square feet of living space, situated in a perfect community in one of the best school districts in the state yet only minutes to beaches. This meticulously designed residence features potential for four bedrooms, three and a half baths, and a wealth of upgrades throughout. Step inside to discover a luxurious floorplan, incorporating the gorgeous custom curved staircase flanked by formal living and dining rooms adorned with exquisite trim work, crown moldings, and refinished hardwood flooring. The home boasts large casement windows that add to the security and visual appeal of the home, providing maximum ventilation and natural light to every room. The chef's kitchen is a culinary delight, showcasing imported granite countertops from Italy, marble flooring and a Sub Zero refrigerator with custom paneling, walk-in pantry and an additional min fridge beverage cooler. The kitchen island adds utility to the well-planned kitchen, providing additional workspace and storage. Crank-style windows open to allow for ample sunshine and breeze as you peak out over the beautiful backyard. Adjacent to the kitchen, an eat-in kitchen area provides fabulous pool views. The step-down family room offers impressive ambiance and grandeur with cathedral ceilings and a gas fireplace and wall of windows and sliders that lead to the patio and pool area. On the main floor, there is also a separate den with access to the outside resort-style backyard setting. The first floor also has a private office which could also be converted into a potential 5th bedroom if so desired. On the open stairwell second floor, retreat to the five-star master suite, featuring a two-sided fireplace, offering ambiance to the bedroom as well as to the spa-like adjacent master bath ensuite complete with custom free-standing tub and impressive shower system. The master suite is further enhanced with a dressing area/ or personal office as well as a fabulous custom-designed cherry walk-in closet system. The sunny and open second floor of the home features three additional bedrooms and two additional fully customized bathrooms. One of the bedrooms boasts a custom-built bunk bed system complete with its own slide, perfect for creating a fun and imaginative space for children. There is a private back staircase leading to the kitchen and laundry room complete with a chair lift system. Entertain in style in the outdoor space on the Italian garden-style patio with multi-level decking or gather around the massive custom stone gas fireplace. The expansive patio has an outside serving bar, perfect for entertaining guests while enjoying the outdoor amenities. Take a dip in the heated gunite pool, which has been newly resurfaced, or enjoy a game of basketball on the court, all within the privacy of your wrought iron fenced backyard illuminated in the evening by custom outdoor lighting. The home has a brand new roof, a new superior LED Halo air filtration system and a new tankless water heater with circulator. Upstairs has new HVAC/ new ductwork and downstairs unit is three years new. In addition to all of the updates the home has fresh meticulous landscaping and has been freshly painted throughout, adding a

# Berger Realty

Since 1928



Berger Realty, Inc.  
 3160 Asbury Avenue  
 Ocean City, NJ 08226  
 1-877-237-4371 / 609-399-0076  
 info@bergerrealty.com



touch of modern elegance to its already impressive features. This home offers unparalleled luxury and comfort. Don't miss the opportunity to make this your dream home - schedule a showing today!

### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stucco	Deck	Attached Garage	Breakfast Nook
	Fenced Yard	Auto Door Opener	Den/TV Room
	Patio	Two Car	Dining Room
	Pool-In Ground		Eat In Kitchen
	Shed		Great Room
	Sprinkler System		Laundry/Utility Room
			Library/Study
			Pantry
			Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Burglar Alarm	Blinds	Crawl Space
Cathedral Ceiling	Dishwasher	Drapes	
Kitchen Center Island	Dryer	Shades	
Security System	Gas Stove		
Smoke/Fire Alarm	Microwave		
Storage	Refrigerator		
Walk In Closet	Self Cleaning Oven		
	Washer		
Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Tankless-gas	Well
Gas-Natural	Central		
Multi-Zoned	Multi-Zoned		
Sewer			
Septic			



Ask for Dale Collins  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: djc@bergerrealty.com  
<http://www.BADERCOLLINS.com>

