

Berger Realty

Since 1928



Berger Realty, Inc.
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3204 Wesley Ave
Ocean City, NJ 08226

Asking \$2,599,900.00



COMMENTS

Major PRICE REDUCTION of \$250,000. PLUS \$130,000 Rental Income booked for 2025 Season! Luxury Beachfront Living at it's finest! *Only -5 steps- into paradise! No elevator to worry about maintaining. This beautiful first floor home has been completely renovated featuring tasteful finishes to embellish your decorating choices. This Gold Coast property features 5 bedrooms, 4 ½ baths, and can sleep 14 comfortably. The master bedroom suite has a custom tile walk-in shower with a double bowl vanity sink. There are two junior suites, both with their own private bathrooms. The custom kitchen features Quartz countertops, soft close cabinetry, GE Café Appliance Package with a 6 burner gas range. Open concept living room, features a bar with glass cabinets, wine rack, ice machine, and a wine refrigerator. Some additional upgrades throughout are new plumbing and electrical, bamboo flooring, and hot water heater. There are glass, marble and porcelain tile baths, LED Energy efficient lighting throughout, new central air & gas heater. Relax on the new wrap around porch and paver patio – head to the beach using your own private entrance! When returning, use the convenience of the outside shower, which has a private changing area. The private garage provides ample space to park and store all your beach equipment, plus two additional parking spaces. This home is offered FULLY furnished. PREMIUM RENTAL LOCATION - Over \$160,000 booked for 2024 season. Sellers will provide HOME WARRANTY!!

PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Attached Garage	Dining Area	Bar	Fireplace(s)
On Site	Dining Room	Hardwood Floors	Marble Countertops
See Remarks	Eat In Kitchen	Laundry/Utility Room	Stainless Steel Appliances
			Wrap Around Porch
			Private Beach Access
			Private Changing Area
			Private Shower
			Private Entrance
			Private Parking
			Private Storage
			Private Security
			Private Surveillance
			Private Maintenance
			Private Cleaning
			Private Landscaping
			Private Snow Removal
			Private Pest Control
			Private Fire Insurance
			Private Life Insurance
			Private Health Insurance
			Private Disability Insurance
			Private Long Term Care Insurance
			Private Annuity
			Private Pension Plan
			Private 401(k) Plan
			Private 403(b) Plan
			Private 529 Plan
			Private Education Savings Plan
			Private College Fund
			Private Trust Fund
			Private Estate Plan
			Private Will
			Private Power of Attorney
			Private Healthcare Proxy
			Private Advance Directive
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