

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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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 for Tom Mello	Dining Room	Hardwood Floors	Central Air and
See Remarks	Eat In Kitchen	Laundry/Utility Room	5
Berger Realty Inc.	3160 Asbury Avenue, Ocean City		
	Call: 609-399-0076		
	Email to: tom@bergerrealty.com		
	Cooling	HotWater	
	Ceiling Fan(s)	Electric	
	Central		



Sewer  
Public Sewer

