

**1011 Wesley  
Ocean City, NJ 08226**

**Asking \$1,949,000.00**



#### COMMENTS

Located in the heart of Ocean City's Downtown, this location is perfect for Everything that Ocean City has to offer. Park your car and walk (or bike) to anything you need. Built on an oversized lot in 2006, this 6,000+ sq ft lot allows for a unique design and layout, like no other in town. Featuring 5 bedrooms, 5 Full bathrooms and 1 half bath, there is plenty of room for larger families or entertaining guests. Three of the bedrooms are complimented by an ensuite bath, two share a hall bath and there is a Full Cabana Bath on the ground floor, great for coming off the beach. An elevator services all the floors for easy access. The large lot allows for a larger than usual Great Room, boasting a large dining area and over-sized kitchen center island that compliments the living area. The front porch is an excellent extension of the living area and large enough to have a table and chairs for 6, along with additional seating. There are two additional decks; a private side deck off an ensuite bedroom and a long rear deck accessible by three other bedrooms. Ample parking in the rear, off the alley with a two-car garage and three car parking behind the garage. You are a two block walk from all the main attractions; the beach, boardwalk, amusement park, downtown shopping on Asbury, Ice Cream shops and everything else you'd expect on your visit. This property is a rental machine and boasts \$100K+ in income each summer. There are leases in place for 2025, but if you are not looking to rent, take the income this year and enjoy the future years in South Jersey's Premier Summer Playground! Easy to show. Cal today for your private tour.

#### PROPERTY DETAILS

|             |                  |                      |                       |
|-------------|------------------|----------------------|-----------------------|
| Exterior    | ParkingGarage    | OtherRooms           | InteriorFeatures      |
| Vinyl       | Attached Garage  | Dining Area          | Bar                   |
|             | Auto Door Opener | Eat In Kitchen       | Cathedral Ceiling(s)  |
|             | Two Car          | Great Room           | Elevator              |
|             |                  | Laundry/Utility Room | Fireplace(s)          |
|             |                  | Storage Attic        | Foyer                 |
|             |                  |                      | Kitchen Center Island |
|             |                  |                      | Master Bath           |
|             |                  |                      | Pets Allowed          |
|             |                  |                      | Walk in/Cedar Closet  |
|             |                  |                      | Wall to Wall Carpet   |
| Heating     | Cooling          | HotWater             | Water                 |
| Forced Air  | Ceiling Fan(s)   | Gas                  | Public Water          |
| Gas-Natural | Central          |                      |                       |

# Berger Realty

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Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Sewer  
Public Sewer

Ask for John McElhiney  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [jjm@bergerrealty.com](mailto:jjm@bergerrealty.com)

