



**10 Sunset Ave  
Linwood, NJ 08221**

**Asking \$947,000.00**



#### COMMENTS

This stunning expanded split-level home is located in the desirable town of Linwood, NJ. Perched upon a hill with stately curb appeal, this property offers close proximity to the top-rated Linwood school system, 2 blocks to the bike path and is just a short drive from the popular Ocean City and Margate beaches and boardwalks, making it an ideal location for families and beach lovers alike. The home's impressive exterior features a 4+ car driveway, pavers, and lush, professionally installed landscaping. A paved and covered front porch leads to a custom solid wood red entry door, opening into an impressive vestibule that sets the tone for the elegance throughout the home. Inside, the spacious family room boasts decorative custom woodwork, crown moldings, recessed lighting, and gleaming hardwood floors. A gas fireplace with a marble surround and stunning white mantle adds warmth and charm. The living room is enhanced by custom window treatments, adding both style and privacy. The inviting eat-in kitchen is a chef's dream, featuring a large dining area with a multi-level center island with seating for four, granite countertops, solid wood cabinetry, tile floors, and stainless steel appliances — including a gas cooktop, stainless steel hood, and a built-in ice machine. A tumbled marble backsplash and updated lighting complete the space, which is bathed in natural light from the floor-to-ceiling window. Upstairs, all the bedrooms are generously sized. The primary suite is a true retreat with three large closets finished with a California Closet type systems, a sitting area, and impressive vaulted ceilings. The luxurious en suite bathroom features a \$12,000 Toto toilet and a steam shower for ultimate relaxation. The kids' bathroom offers convenience with two sinks, perfect for busy mornings. Also on this level is an enormous rec room with hardwood floors, cathedral ceilings, a gas-burning fireplace and a striking stone wall. The lower level includes a spacious family room with new flooring, a built-in wall unit, and an additional bedroom with its own full bathroom — ideal for guests or extended family. There is also a full Basement for additional space for fun and frolicking! The large laundry room on this level features built-in cabinetry for added storage and an extra freezer. For entertaining, the sunroom offers tile floors, slider doors that open to the backyard, and plenty of space to unwind. Step outside to discover an amazing backyard oasis featuring a fully fenced yard, a massive in-ground, gunite with a French Dimond floor, salt water swimming pool and hot tub with Pentair energy saving pump, heated and remote controlled by your phone. Starts at a depth of 3 feet and goes to 8 foot deep, travertine pavers, and a covered outdoor built in Bar and kitchen equipped with a granite-top bar, running water, Sedona brand BBQ grill, ice machine, refrigerator, completed with a large screen TV — perfect for summer gatherings! Completing the home is an oversized 2-car garage with additional refrigerator, updated systems, including newer split HVAC Split units and updated sewer pipes, plumbing and a French drain for peace of mind. Don't miss your chance to own this exceptional home that combines comfort, luxury, and unbeatable location.

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Curbs Fenced Yard Patio Pool-In Ground Porch Porch Enclosed Sidewalks Sprinkler System	ParkingGarage Attached Garage Auto Door Opener Two Car	OtherRooms Den/TV Room Dining Area Eat In Kitchen In-Law Quarters Laundry/Utility Room Recreation/Family
InteriorFeatures Bar Cathedral Ceiling Kitchen Center Island Storage Walk In Closet	AppliancesIncluded Dishwasher Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	AlsoIncluded Blinds Curtains	Basement 6 Ft. or More Head Room Finished Full Inside Entrance
Heating Gas-Natural Multi-Zoned	Cooling Ceiling Fan(s) Central Gas Multi-Zoned	HotWater Gas	Water Public
Sewer Public Sewer			



Ask for Brent Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bak@bergerrealty.com

