



**2145 West Ave.  
Ocean City, NJ 08226**

**Asking \$2,175,000.00**



#### COMMENTS

Beautiful custom single family home built by one of the premier builders in Ocean City. Custom built with the homeowner in mind with top notch finishes and designs. Great living space and spacious bedrooms with high-end kitchen and bathrooms. Featuring a custom wood front entrance door, 5 bedrooms and 3.5 baths (5th bedroom used as a den), viking appliances, smart home system with in- ceiling speakers and security system, large finished garage with custom storage and plenty of space for a car and golf cart, hardwood flooring, 2 zone HVAC, custom trim work and ship lap walls, custom closets in the bedrooms, and comes fully designer furnished. Great layout with 3 different levels and extra space throughout the home. Close to Gold Coast beaches, Ocean City's boardwalk, ice cream shops and more.....good rental history, perfect as an income producer or second home or full time residence.

#### PROPERTY DETAILS

|                          |                    |                          |                      |
|--------------------------|--------------------|--------------------------|----------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage            | OtherRooms           |
| Stone                    | Deck               | Attached Garage          | Den/TV Room          |
| Stucco                   | Enclosed           | Outside Auto Door Opener | Dining Area          |
| Vinyl                    | Shower             | One and Half Car         | Eat In Kitchen       |
|                          | Outside Shower     |                          | Laundry/Utility Room |
|                          | Porch              |                          | Storage Attic        |
|                          | Sidewalks          |                          |                      |
|                          | Sprinkler System   |                          |                      |
| InteriorFeatures         | AppliancesIncluded | AlsoIncluded             | Basement             |
| Carbon Monoxide Detector | Burglar Alarm      | Blinds                   | Crawl Space          |
| Security System          | Dishwasher         | Curtains                 |                      |
| Storage                  | Disposal           | Drapes                   |                      |
| Walk In Closet           | Dryer              | Furnished                |                      |
|                          | Gas Stove          | Rugs                     |                      |
|                          | Microwave          |                          |                      |
|                          | Refrigerator       |                          |                      |
|                          | Self Cleaning Oven |                          |                      |
|                          | Washer             |                          |                      |
| Heating                  | Cooling            | HotWater                 | Water                |
| Forced Air               | Ceiling Fan(s)     | Gas                      | Public               |
| Gas-Natural              | Central            |                          |                      |

# Berger Realty

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