

**4404 Asbury  
Ocean City, NJ 08226**

**Asking \$2,195,000.00**



#### COMMENTS

6/12/25- No Showings from Saturday, 6/14/25- Friday, 6/20/25. Showings resume Saturday, 6/21/25. Price Reduced! Don't miss this opportunity to own your very own beach home! Charming Beach House retreat just steps from the sand in Ocean City, NJ! Welcome to your dream home, just 1.5 blocks from the beautiful beaches of Ocean City! This delightful 4-bedroom, 2.5-bathroom residence offers the perfect blend of comfort and coastal living. This home has been lovingly maintained by its owners since 2010. Home is being sold partially furnished! As you step inside the foyer area, you'll find a convenient entrance to the garage on your left, providing easy access and ample storage for all your beach gear. Ascend a few stairs to discover a well-appointed laundry area, three spacious bedrooms and a bonus room that sleeps up to six, perfect for family and guests. The bonus room could also be utilized as a reading or game room. Continue your journey to the second floor, where you'll be greeted by an inviting open floor plan that seamlessly connects the living area, kitchen and dining room. The powder room is located just a few steps away and has been completely updated. This bright and airy space is perfect for entertaining or relaxing with loved ones. The second floor also features a spacious master bedroom with an en-suite full bathroom and walk-in closet. Outside, the property boasts a charming front porch just off the living room, perfect for summer barbecues and relaxing evenings under the stars. The concrete porch has been resurfaced. After a fun-filled day at the beach, rinse off the sand and salt in the comfort of your own outdoor shower located in the back of the home! This shower provides a refreshing way to clean up before entering your home. Driveway parking is in rear and can fit up to four vehicles. With easy access to the beach, local shops, restaurants, and the vibrant boardwalk, this beach home is ideally situated for enjoying all that Ocean City has to offer. Don't miss this incredible opportunity to own a piece of paradise just steps from the shore. Schedule your showing today and start living the beach life!

#### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Patio Porch Sidewalks	ParkingGarage One Car	AppliancesIncluded Dishwasher Disposal Dryer Electric Stove Microwave Refrigerator Washer
Basement Slab	Heating Forced Air	Cooling Central	HotWater Tankless-gas

# Berger Realty

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