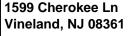
Asking \$630,000.00













## **COMMENTS**

Welcome to an impressive residence, less than 20 minutes from seven golf courses. Designed for both grand entertaining and tranquil everyday living. With an open design, this home offers the perfect blend of comfort, style, and function. Stunning Brazilian Hardwood Floors in the great room, accented by a gas fireplace with blower. Gourmet Kitchen featuring premium 3 cm granite countertops, an extra large center island, granite breakfast bar, which seats 3 and ample cabinetry—perfect for both cooking and gathering. Morning Room flooded with light, framed by windows, ideal for casual dining or quiet moments. Solarium offers a serene retreat with beautiful views-ideal for reading, yoga, or simply unwinding. Formal Dining Room and private Study add versatility and sophistication. Tile flooring stylishly designed flowing from the fover through the kitchen and morning room for clean, modern durability. Tri-zone A/C and single-zone heating HVAC system ensure efficient climate control year-round. Owner\'s Suite Retreat: Spacious layout with a sitting/TV area, dual walk-in closets, and a spa-like bathroom with a Jacuzzi tub. Secondary Bath also features a jetted tub for added luxury. Hardwired ceiling fans in all bedrooms, great room, and morning room. Security and privacy with invisible interior window tint on first-floor and solarium windows, offering UV protection and reduced visibility from outside. Full walk-out basement (unfinished) with full bathroom rough-in and insulation—ready for your customization. Outside natural grill gas line & Full 5 zone Rain Bird Sprinkler System

| PROPERTY DI | <b>ETAILS</b> |
|-------------|---------------|
|-------------|---------------|

Exterior OutsideFeatures
Vinyl Curbs
Patio
Sidewalks
Sprinkler System

ParkingGarage Two Car OtherRooms
Breakfast Nook
Dining Area
Dining Room
Eat In Kitchen
Florida Room
Great Room
Laundry/Utility Room
Library/Study
Pantry
Storage Attic

InteriorFeatures AppliancesIncluded AlsoIncluded Basement
Cathedral Ceiling Burglar Alarm Blinds 6 Ft. or More Head
Carbon Monoxide Disposal Curtains Room

Carbon Monoxide Disposal Curtains Room
Detector Dishwasher Fireplace Equipment Full

Kitchen Center Island Dryer Shades Inside Entrance





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



info@bergerrealty.com

Security System Storage Smoke/Fire Alarm Walk In Closet

Gas Stove Intercom Microwave Refrigerator Self Cleaning Oven Washer

Outside Entrance Plumbing

Heating Forced Air Gas-Natural Hot Water Multi-Zoned

Cooling Attic Fan Ceiling Fan(s) Central Electric Multi-Zoned

HotWater Water Public

Gas

Sewer Public Sewer

Ask for James P. Monroe Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: jmp@bergerrealty.com

