Asking \$630,000.00

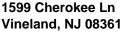














## **COMMENTS**

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. For more info: yvonnecurry@kw.com 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 foyer through the kitchen and morning room for clean, modern durability. Trizone 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 spalike 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. Call Direct for a showing: 609-304-5807

## PROPERTY DETAILS

Exterior OutsideFeatures ParkingGarage
Vinyl Curbs Two Car
Patio
Sidewalks
Sprinkler System

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** Monoxide Burglar Alarm Carbon Blinds 6 Ft. or More Head Detector Dishwasher Curtains Room Cathedral Ceiling Disposal Fireplace Equipment Full





## Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com

Shades

Kitchen Center Island Security System Smoke/Fire Alarm Storage Walk In Closet Dryer
Gas Stove
Intercom
Microwave
Refrigerator
Self Cleaning Oven
Washer

Inside Entrance Outside Entrance Plumbing

Heating Forced Air Gas-Natural Hot Water Multi-Zoned Cooling Attic Fan Ceiling Fan(s) Central Electric Multi-Zoned

HotWater Water Gas Public

Sewer Public Sewer



Ask for Sheilah Baran Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330

Email to: sdb@bergerrealty.com

