



**15 Ocean Heights Ave  
Linwood, NJ 08221**

**Asking \$749,000.00**



#### COMMENTS

LINWOOD GOLD COAST Stunning 2 story center stair Colonial located on a private cul-de-sac and close proximity to the finest Beach towns of Ocean City, Longport, Margate, Ventnor and Atlantic City. Only 8 years old! Filled with special up-upgrades. This is a gorgeous home with fenced in rear yard, extensive landscaping with top of the line Cast Lighting System (Borneo) accent landscape lighting and in-ground irrigation system. Just off the kitchen and breakfast area beyond the sliding glass door is a multi-level paver stone patio with step lighting. The interior is likewise up-graded with professional installed 3M energy saving window tint on all windows and doors. There are custom window blinds through-out. Keyless Entry Door. The Chefs Kitchen features granite counter tops with tile back splash and soft closing cabinetry. Up-Graded Whirlpool Black Stainless Steel Appliance Package, center island with pendent lighting, a sitting nook area with built-in desk. All opened up to the family room with its cozy natural gas fire place. As you enter the front door the formal Dining Room is on your right and the Custom Professional hand-crafted Bar is to your left. There is a Tap dispenser, wine and beverage refrigerator and quartz counter top . A Chicago Style bar rail with space for 6 bar stools. Brand New summer 2023. The second floor boasts a large size Master Suite with Tray Ceilings , walk-in closet, Master Bathroom with double sinks, granite counter tops and stall shower. Adjacent to the Master Suite are 3 additional generous sized bedrooms with a hall bath with double sinks, granite counter tops with shower tub combo. There is a two and half car garage that offers plenty of space for your vehicles, storage or work shop space as well as EV charging outlet. This home is a gem from the polished hardwood floors to the roof with transferable warranty, There remains approximately 2 more years on the Builders Warranty with the State of New Jersey. Contact Listing Agent for Additional Information

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Fenced Yard	Attached Garage	Breakfast Nook
	Patio	Auto Door Opener	Den/TV Room
	Sprinkler System	Two Car	Dining Room
			Eat In Kitchen
			Great Room
			Laundry/Utility Room
			Storage Attic
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Dishwasher	Blinds	Crawl Space
Carbon	Monoxide Disposal		Outside Entrance

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Detector  
Kitchen Center Island  
Smoke/Fire Alarm  
Storage  
Walk In Closet

Dryer  
Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

Heating  
Forced Air  
Gas-Natural

Cooling  
Ceiling Fan(s)  
Central

HotWater  
Tankless-gas

Water  
Public

Sewer  
Public Sewer



Ask for Tom Melchionni  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [tom@bergerrealty.com](mailto:tom@bergerrealty.com)

