



**4762 West Ave, 2nd Fl  
Ocean City, NJ 08226**

**Asking \$1,549,000.00**



#### COMMENTS

How do you get a sunset everyday, for the rest of your life? You purchase this OCNJ 2nd Fl Condo at 4762 West Ave!! Located in the Southend of Ocean City, on the corner of 48th & West, this reverse layout provides gorgeous panoramic views of the back-bay, 24/7. Whether you're making your morning breakfast, sitting and eating lunch in the dining area, enjoying the fireplace in the living room, or on the rear deck with a coffee & a book, you get to enjoy the everyday beauties of this peaceful oasis that very few homeowners have the luxury to enjoy. Entering in the front entrance, you are greeted with a fully open concept, that puts the GREAT in Great-Room. The cathedral ceilings and views mentioned above compliment this living space, that boasts a living area with gas fireplace, an oversized dining area with large dining table and all of this is in view the kitchen that features an extra-large center island, stainless appliances, granite counters and tiled floors. They say the kitchen is the heart of the home and your heart will be full with this floorplan. The unique layout has you stepping down from the living area to go back to the sleeping areas. To your right is a bedroom with two twin beds and large enough to include an office. Across the hall is another spacious bedroom and bit further down the hall is a full bath complete with double sinks and tiled floors. The next bedroom on the right is the smallest of the four but still bigger than most condos on the island. At the end of the hall is a walk-in Laundry Room, another rare find in an Ocean City Condo. Across from the laundry is the expansive Master Bedroom with a private full bathroom also featuring double sinks, tiled floors and an enclosed shower. Ample closet space makes this the dream bedroom of every homeowner. The best feature of this oversized corner property is the private Rooftop deck that is essentially an additional living room, allowing views of the Ocean down 48th Street and even better views of the back-bay than you already have from inside the house. This deck is just a few short steps from the front door & kitchen area, and is fully covered with an awning. Breezes on most days will have you enjoying your morning coffee up there or sunset happy hours after a beautiful day on the beach. The property is on a 50ft x 100ft corner lot so the ground floor allows for off-street parking featuring an over-sized garage and two car parking off the rear alley. The garage gives you ample room for your car and additional storage for all your beach gear, and everyday household items. To see this property is to fall in love with the best of what the South Jersey Shore has to offer. Come get your Peace of Paradise!! Easy to show. Call today for your private showing.

#### PROPERTY DETAILS

| Exterior | ParkingGarage    | OtherRooms           | InteriorFeatures     |
|----------|------------------|----------------------|----------------------|
| Vinyl    | One and Half Car | Dining Area          | Cathedral Ceiling(s) |
|          |                  | Eat In Kitchen       | Fireplace(s)         |
|          |                  | Laundry/Utility Room | Hardwood Floors      |

# Berger Realty

• Since 1928 •



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|--------------------------------------|--------------------------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------|
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Ceiling Fan(s)<br>Central | Storage Attic<br><br>HotWater<br>Gas | Kitchen Center Island<br>Master Bath<br>Pets Allowed<br>Wall to Wall Carpet<br><br>Water<br>Public Water |
| Sewer<br>Public Sewer                |                                      |                                      |                                                                                                          |



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