



**1309 Pleasure
Ocean City, NJ 08226**

Asking \$1,100,000.00



COMMENTS

Welcome to 1309 Pleasure Avenue, a beautifully raised and renovated single-family home offering the perfect combination of charm, functionality, and value. This residence features three bedrooms and two and a half bathrooms, providing versatile living spaces both inside and out. The ground level includes a spacious two-car garage along with additional off-street parking for two more vehicles. The fenced backyard features pavers for low-maintenance living and also includes an enclosed outdoor shower, perfect for rinsing off after a day at the beach. Directly across the street from the bay, this home offers two expansive decks with sweeping views, providing the perfect setting to enjoy sunrise coffee, evening cocktails, and the incredible atmosphere of bayside living. Every inch of this home has been thoughtfully utilized. The first floor offers a flexible living area complete with a wood-burning stove, hardwood floors, a pull-down Murphy bed, hidden storage, a beautifully tiled full bathroom, laundry room, and extra closet space. The Murphy bed is ideal for hosting family and friends, giving guests the perfect place to stay while enjoying all that Ocean City has to offer. Upstairs, the updated kitchen features granite countertops, a stylish backsplash, stainless steel appliances, and luxury vinyl plank flooring. This level also offers two bedrooms and a full bathroom. Towards the front of the home, a versatile space is currently used as the third bedroom and includes its own private powder room. A sliding barn door separates this area to create privacy or can remain open for a free-flowing entertaining space. Recent updates include a roof that is only two years old, newer mini-split systems for efficient climate control, and custom blinds installed throughout the home. The current owner is also including plans and drawings for a future addition to add another floor and deck, giving the next owner tremendous potential to expand on what has already been beautifully completed. The groundwork is already done for you. This property is being offered furnished and is truly ONE OF THE BEST-PRICED SINGLE-FAMILY HOMES AVAILABLE ON THE ISLAND. Opportunities like these do not come around often, so don't miss your chance to secure tremendous value, future potential, and a prime bayside location in Ocean City. Call today to schedule your private showing!

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Curbs	Auto Door Opener	Dining Area	Carbon Monoxide
Deck	Two Car	Eat In Kitchen	Detector
Fenced Yard		Laundry/Utility Room	Smoke/Fire Alarm
Porch			Walk In Closet
Sidewalks			
Enclosed	Outside		
Shower			

Berger Realty

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AppliancesIncluded
Dishwasher
Disposal
Dryer
Electric Stove
Microwave
Refrigerator
Self Cleaning Oven
Washer

AlsoIncluded
Blinds
Partially Furnished
See Remarks

Basement
Crawl Space

Heating
Electric
Forced Air
Multi-Zoned
See Remarks
Wood

Cooling
Ceiling Fan(s)
Electric
Multi-Zoned
Wall Units

Water
Public

Sewer
Public Sewer



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