

# Berger Realty

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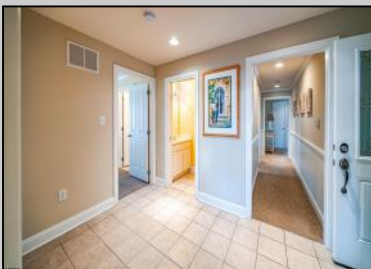
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

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**1009 Wesley**  
**Ocean City, NJ 08226**

**Asking \$1,795,000.00**



## COMMENTS

Located in the heart of Ocean City's Downtown, this location is perfect for Everything that Ocean City has to offer. Park your car and walk (or bike) to anything you need. Built on an oversized lot in 2006, this 6,000+ sq ft lot allows for a unique design and layout, like no other in town. Featuring 5 bedrooms, 5 Full bathrooms and 1 half bath, there is plenty of room for larger families or entertaining guests. Three of the bedrooms are complimented by an en-suite bath, two share a hall bath and there is a Full Cabana Bath on the ground floor, great for coming off the beach. An elevator services all the floors for easy access. The large lot allows for a larger-than-usual Great Room boasting a large dining area and over-sized kitchen center island that compliments the living area. The front porch is an excellent extension of the living area and large enough to have a table and chairs for 6, along with additional seating. There are two additional decks; a private side deck off an ensuite bedroom and a long rear deck accessible by three other bedrooms. Ample parking in the rear, off the alley with a one-car garage and parking behind with additional off-street parking available without meters. You are a two block walk from all the main attractions; the beach, boardwalk, amusement park, downtown shopping on Asbury, Ice Cream shops and everything else you'd expect on your visit. This property is a rental machine and boasts \$100K+ in income each summer. Easy to show. Call today for your private tour.

## PROPERTY DETAILS

|                                                                                                                                                                                     |                          |                                                                                   |                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                                                                   | ParkingGarage<br>One Car | OtherRooms<br>Dining Room<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room | InteriorFeatures<br>Bar<br>Elevator<br>Fireplace(s)<br>Foyer |
| <p>Ask for Linda Watts<br/>Berger Realty Inc<br/>1670 Boardwalk, Ocean City<br/>Call: 609-391-0500<br/>Email to: <a href="mailto:ljw@bergerrealty.com">ljw@bergerrealty.com</a></p> |                          |                                                                                   |                                                              |
| Cooling<br>Ceiling Fan(s)<br>Central                                                                                                                                                |                          | HotWater<br>Gas                                                                   |                                                              |



Sewer  
Public Sewer