



**1201 Woodlynne Blvd
Linwood, NJ 08221**

Asking \$1,300,000.00



COMMENTS

Welcome to this exquisite and expansive 5 bedroom 4 full and 2 half bath home. This stunning residence is perfectly designed for entertaining, hosting and comfortable daily living. Situated on a desirable corner Gold Coast lot, you are just steps to Linwood's updated All Wars Memorial Field, public playground, bike path and schools. Inside you'll find an open and flowing floor plan highlighted by high ceilings, abundant natural light, main level surround sound and elegant finishes throughout. The chef's kitchen is a true centerpiece, complete with premium appliances, leathered quartz counter tops and plenty of storage. There are multiple living areas throughout. Off the kitchen is a sunken family room encased with French doors for ease when wanting to transition outside. The primary suite on the main level provides a serene retreat with a spa like en-suite bathroom including radiant heated italian marble floors, cast iron soaking tub and commercial grade steam shower. All additional bedrooms have ensuite bathrooms. Upstairs opens to a spacious sitting area, creating a warm and welcoming hub that connects the adjacent bedrooms. A dedicated theater room enhances the homes entertainment value, offering a perfect place for movie nights or sporting events. For added convenience, there is a laundry room on both the main level and second level of the home. Additionally, to offer maximum efficiency, a dual zone Geothermal heating and cooling system. The third floor provides even more flexibility serving as a 5th bedroom, gym (already equipped with gym grade rubber flooring), office or recreation space complete with its own full bathroom. Step outside on the enormous second floor back deck or enjoy beautifully landscaped grounds on main level. Enjoy this turnkey home today.

PROPERTY DETAILS

Exterior Stucco	OutsideFeatures Sprinkler System	ParkingGarage Attached Garage One Car	OtherRooms Dining Room Great Room Primary BR on 1st floor
InteriorFeatures Cathedral Ceiling Walk In Closet Whirlpool	AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Washer	Basement Crawl Space	Heating Geo Thermal

Berger Realty

• Since 1928 •



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

✉ info@bergerrealty.com



Cooling
Central
Multi-Zoned

Water
Public

Sewer
Public Sewer



Ask for Blake Halliday
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: beh@bergerrealty.com

