



**4 Katherine Ave**  
**Ocean View, NJ 08230**

**Asking \$599,900.00**



**COMMENTS**

Welcome to 4 West Katherine Ave! This beautiful recently remodeled home is located in a quiet residential neighborhood of Ocean View within Upper Township and the highly regarded Upper Township / Ocean City High School Systems. The home is within a short drive to shopping, dining and the Beautiful Ocean City Beach / Boardwalk. When arriving at the home, you will find a paved U-shaped driveway that provides plenty of private parking and easy access on and off of Katherine Ave. This Two-story 2 Full Garage Homes Exterior has had a complete makeover with New Roof, Board and Batten Siding, New Windows, Recessed Lighting, New Gutters, Ipe Wrapped Columns and Azec Trim for a maintenance Free Exterior. When entering the home, the luxury vinyl floors guide you to the oversized sitting area, with beautiful natural wood built-ins , Recessed Lighting and Wood burning Fireplace. The Modern Kitchen Features New Shaker Style Kitchen Cabinets, Solid Surface Countertops with Waterfall Edge, New Stainless-Steel Appliances and Tile Backsplash. Off the kitchen you able to access and enjoy the spacious vinyl deck and large back yard through the Sliding Glass Door. Continuing through the kitchen you have a newly tiled mechanical /laundry room where the HVAC unit is located. This floor also contains a half bathroom with all new fixtures, tile flooring and recessed lighting conveniently located between kitchen and dining /sitting area. The Bright staircase will take you to the second floor and at the foot of the steps is the Common Bath with all new fixtures including New Tub, Tiled Tub Surround, Tile Flooring, New Vanity, Toilet and Lighting. There are 3Bedrooms and a Master Bedroom on this Floor that all have New Flooring, New Lighting, New Doors and New Ceiling Fans. The Master Bedroom Features additional upgrades with Recessed Lighting, Completely New Bathroom with New Tub, Tile Surround, Vanity, Mirror, Toilet, Lighting and Bath Fan. There's more... the oversized 2 Car Garage has plenty of room for Cars and Storage along with a loft above the Garage that would make an Ideal Hangout for the Kids. Additional Mechanicals will include an On Demand Hot Water Heater and Water Treatment System.

**PROPERTY DETAILS**

|                         |                                             |                                      |                                                              |
|-------------------------|---------------------------------------------|--------------------------------------|--------------------------------------------------------------|
| Exterior<br>Vinyl       | ParkingGarage<br>Two Car<br>Attached Garage | OtherRooms<br>Dining Area            | AppliancesIncluded<br>Gas Stove<br>Microwave<br>Refrigerator |
| Basement<br>Crawl Space | Heating<br>Forced Air<br>Gas-Natural        | Cooling<br>Ceiling Fan(s)<br>Central | HotWater<br>Gas                                              |
| Water                   | Sewer                                       |                                      |                                                              |

# Berger Realty

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