

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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**2804 Asbury**  
**Ocean City, NJ 08226**

**Asking \$2,250,000.00**



## COMMENTS

**GOLD COAST GEM** — 2.5 Blocks to the Beach! Beautifully updated single-family home in Ocean City's prime Gold Coast location — just 2.5 blocks from the beach! This upside-down, custom-built design offers a bright, spacious layout with soaring vaulted ceilings, an open-concept living area, and a cozy gas fireplace that makes entertaining effortless. Enjoy the brand-new roof and stunning new luxury flooring throughout, paired with many recent upgrades that make this home truly move-in ready. The second floor features an oversized primary suite with a sitting area, vaulted ceiling, and full bath, plus a wraparound deck and access to a rooftop deck with panoramic skyline views — perfect for sunset evenings or morning coffee. The first floor includes three generous bedrooms, a full bath, and plenty of storage. The oversized two-car garage features a large storage loft, and the paver driveway offers ample off-street parking. Additional updates include: 2022: New front entry door, garage side door, and 2nd-floor slider doors. Newer dual-zone Rheem HVAC systems (approx. 5 years old). Fresh updates throughout, beautifully maintained inside and out. Being sold fully furnished and ready to enjoy or rent immediately — an incredible opportunity for a Gold Coast investment, rental, or year-round escape! Professional photos coming, get in now!!

## PROPERTY DETAILS

|                                                                                                                                                                                                                                                                                                   |                                                                  |                                                |                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| Exterior Vinyl                                                                                                                                                                                                                                                                                    | Outside Features Outside Shower Porch Sidewalks Sprinkler System | ParkingGarage Two Car                          | OtherRooms Dining Area Eat In Kitchen Great Room |
| <div>  <div> <p><b>Adelaide Misal</b><br/>Berger Realty Inc<br/>1330 Bay Avenue, Ocean City<br/>Call: 609-391-1330<br/>Email: <a href="mailto:ahm@bergerrealty.com">ahm@bergerrealty.com</a></p> </div> </div> |                                                                  |                                                |                                                  |
| <p>Also Included:<br/>Dishwasher<br/>Dryer<br/>Microwave<br/>Refrigerator<br/>Self Cleaning Oven<br/>Washer</p>                                                                                                                                                                                   |                                                                  | <p>Also Included:<br/>Blinds<br/>Furnished</p> |                                                  |



Cooling Central

HotWater Gas

Water Public

Sewer Public Sewer