

# 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 | Outside Features               | Parking       | Garage | Other Rooms    |
| Vinyl    | Outside Shower                 | Two Car       |        | Dining Area    |
|          | Porch                          |               |        | Eat In Kitchen |
|          | Sidewalks                      |               |        | Great Room     |
|          | Spa/Hot Tub                    |               |        |                |
|          | Asker for Sale                 |               |        |                |
|          | Berger Realty Inc              |               |        |                |
|          | Appliances Included            | Also Included |        |                |
|          | Dishwasher                     | Blinds        |        |                |
|          | Call: 609-399-4241             | Furnished     |        |                |
|          | Email to: cll@bergerrealty.com |               |        |                |
|          | Garage                         |               |        |                |
|          | Microwave                      |               |        |                |
|          | Refrigerator                   |               |        |                |
|          | Self Cleaning Oven             |               |        |                |
|          | Washer                         |               |        |                |



Cooling  
Central

Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer