

Berger Realty

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46 Victoria Lane
Ocean View, NJ 08230

Asking \$899,900.00



COMMENTS

****4 bedroom & 3.5-bathroom Victorian style home****1/2-acre lot in prestigious Victoria Estates, one of the nicest neighborhoods in Upper Township****Custom home features include-Solar panels that are owned outright***whole house generator***Added Sunroom with Oak ceiling and enclosed porch overlooking the pool and garden, this area is heated and cooled by a new mini-split***updated kitchen with stainless steel appliance package, solid surface counter tops, breakfast nook and a large pantry****family room has stone gas fireplace(can be wood burning)****large dining room****formal living area****finished basement with mobility assisted chair to basement***master suite has two closets, walk-in tub/shower, double vanity, shower and walk up attic access***junior suite with upgraded bathroom***two more nice size guest rooms***Another walk-in attic for plenty of storage****two car attached garage with automatic door openers****Outside features include-Pool with large concrete/brick paver patio for lounge chairs, two flag poles, sprinkler system, brick paver walkway to front door, wrap around porch, lush landscaping with white vinyl fencing***corner lot***minutes to Caldwell Park***close to Ocean City beaches****

PROPERTY DETAILS

Exterior Wood	OutsideFeatures Patio Pool-In Ground Porch Porch Enclosed Sprinkler System	ParkingGarage Attached Garage Auto Door Opener Two Car	OtherRooms Breakfast Nook Den/TV Room Dining Room Laundry/Utility Room Recreation/Family
	Appliances Included Dishwasher Dryer Microwave Refrigerator Washer	Basement Finished Full	
	Call: 609-391-1330 Email: pjb@bergerrealty.com		
Cooling Central	HotWater Gas	Water Private	Sewer Septic