

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



4422 Asbury  
Ocean City, NJ 08226

Asking \$1,195,000.00



## COMMENTS

Beautifully maintained coastal-style 4-bedroom 2 bath first floor condo offers low-maintenance living inside and out. The exterior features architectural vinyl shakes, stucco accents, scalloped tile details, a covered and well-lit entryway, illuminated carport and walkways, extra parking with no ponding, and a new electric meter. Enjoy two outdoor living spaces—a Trex front deck with dining area and lounge seating plus a fiberglass rear deck with all-weather furnishings & enclosed outside shower. Inside, the entry welcomes you with Italian porcelain flooring that continues into the kitchen. Throughout the home you'll find casement windows, custom-tailored window treatments, and impeccably maintained systems, including newer A/C and heating. A unique cable/WiFi setup provides strong connectivity, including extended signal to the front deck. The family room offers newer deluxe pet-proof carpeting, a working fireplace with wood mantle, and a wall-mounted swivel Smart TV. The adjacent dining area features a zinc-clad artistic table with tropical cane chairs (seating for eight) and renovated kitchen cabinets, island and counter tops with subway tile accents at the serving island. Highest-quality Anderson French-wood patio doors open to the exterior. The Craftsman-style renovated kitchen includes under- and over-cabinet accent lighting, recessed high-hat lighting, and classic subway tile details. Oak stairs and an oak hallway lead to four furnished bedrooms, including an en-suite primary with queen bed. Additional bedrooms offer queen and twin setups. The home includes two well-appointed renovated baths with new toilets: a guest bath with updated vanity, unitub, and flooring, and a newly refurbished, all-porcelain primary bath with rain shower. New washer and dryer. Separate laundry room for added convenience, and the property benefits from peaceful living with no nearby traffic, and wonderfully helpful neighbors.

Ask for Evelyn "Evie" Schweibinz

## PROPERTY DETAILS

Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: ems@bergerrealty.com



Cooling  
Ceiling Fan(s)  
Central

Other Rooms  
Garage  
TV Room  
Dining Area  
Breakfast Room  
Eat In Kitchen

Hot Water  
Gas



Public Water

Sewer  
Public Sewer