



**2804 Asbury**  
**Ocean City, NJ 08226**

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



#### COMMENTS

2.5 Blocks to the Beach! Beautifully updated single family home in Ocean City's prime Gold Coast location! 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! Get in now!

#### PROPERTY DETAILS

|                       |                    |               |                |
|-----------------------|--------------------|---------------|----------------|
| Exterior              | OutsideFeatures    | ParkingGarage | OtherRooms     |
| Vinyl                 | Outside Shower     | Two Car       | Dining Area    |
|                       | Porch              |               | Eat In Kitchen |
|                       | Sidewalks          |               | Great Room     |
|                       | Sprinkler System   |               |                |
| InteriorFeatures      | AppliancesIncluded | AlsoIncluded  | Basement       |
| Carbon Monoxide       | Dishwasher         | Blinds        | Crawl Space    |
| Detector              | Disposal           | Furnished     |                |
| Cathedral Ceiling     | Dryer              |               |                |
| Kitchen Center Island | Gas Stove          |               |                |
| Smoke/Fire Alarm      | Microwave          |               |                |
| Storage               | Refrigerator       |               |                |
| Walk In Closet        | Self Cleaning Oven |               |                |
|                       | Washer             |               |                |
| Heating               | Cooling            | HotWater      | Water          |
| Forced Air            | Ceiling Fan(s)     | Gas           | Public         |
| Gas-Natural           | Central            |               |                |

# Berger Realty

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Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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Public Sewer



Ask for Alexandra Aylward  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [aaa@bergerrealty.com](mailto:aaa@bergerrealty.com)

