

# ***OCEANFRONT VILLA!***



***110 E SURF AVE.  
BEACH HAVEN CREST, NJ 08008***



**CALL MARY ANN O'SHEA @ 609-713-4164  
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DESIGN FEATURES**

**3-LEVEL OCEANFRONT CONTEMPORARY**

**OCEANFRONT PANORAMIC VIEWS**

**LOT 4 (FLAG LOT) & LOT 5 (DUNES)**

**LITTORIAL RIGHT - BEACH ACCESS**

**3 BEDROOMS, 3.5 BATHS**

**1-CAR GARAGE - INTERIOR ACCESS, NEW GARAGE DOOR-2014, UTILITY SINK, CHILLER**

**WATER FILTER, NEW CONCRETE PAD, REPLACEMENT WINDOWS, NEW FLOOD VENTS**

**REC ROOM OR 4<sup>TH</sup> BEDROOM - INSIDE ENTRY, SEALED FLOOR, HALF BATH,**

**REPLACEMENT WINDOWS**

**AMPLE PARKING - 7+ CARS**

**OUTDOOR SHOWER - DRESSING AREA, HOT & COLD WATER**

**STORAGE ROOM**

**NEW ANDERSEN WINDOWS - EAST SIDE - 2013**

**MULTI-LEVEL DECKING - TREX & FIBERGLASS**

**KOHLER FIXTURES**

**ENGINEERED FLOORING 2012**

**STAIRCASE - REFINISHED - 2012**

**2-ZONE CENTRAL AIR - 2013 NEW COMPRESSORS, NEW DUCTWORK**

**GAS FORCED HOT AIR - 1<sup>ST</sup> FLOOR**

**ELECTRIC BASEBOARD - 2<sup>ND</sup> FLOOR**

**RANAI TANKLESS GAS WATER HEATER - 2013**

**VINYL SIDING - 2013**

**TREX DECKING WITH GLASS RAILINGS - 2013**

**NEW WATER & SEWER LATERALS - 2012**

**1<sup>ST</sup> LEVEL**

**KITCHEN - BREAKFAST BAR, KOHLER FIXTURES, INSTANT COLD WATER W/FILTER,**

**RECESSED LIGHTING**

**APPLIANCES - STOVE/RANGE, MICROWAVE, DISHWASHER, REFRIGERATOR,**

**WASHER/DRYER**

**LIVING AREA - ACCESS TO LARGE DECKING, TRACK LIGHTING**

**HALL BATH - CERAMIC TILE FLOOR, TUB/SHOWER, VANITY W/SILESTONE COUNTERTOP**

**BEDROOM1 - NEW CARPET - 2014, CEILING FAN, DOUBLE CLOSETS, BUILT-IN DRESSER**

**BEDROOM1 ENSUITE BATH - WALK-IN SHOWER, CERAMIC TILE FLOOR**

**BEDROOM2 - NEW CARPET - 2014, CEILING FAN, DOUBLE CLOSETS, BUILT-IN DRESSER**

**2<sup>ND</sup> LEVEL - LANDING, CLOSET**

**ACCESS TO LARGE FIBERGLASS DECKING**

**MASTER BEDROOM - 14.2 CEILING, CARPET, REMOTE DESIGNER SHADES, NEW**

**WINDOWS, CEILING FAN, DOUBLE CLOSETS, SLIDERS TO FIBERGLASS DECKING**

**MASTER DECKING - SOUTH OCEANFRONT VIEWS**

**MASTER ENSUITE BATH - JACUZZI TUB, 14.2 CEILING, DOUBLE VANITY, LINEN CLOSET,**

**WALK-IN SHOWER, CERAMIC TILE FLOORING**

**LOT SIZE - 35X120**

**WATERFRONTAGE - 35 FEET**

**2015 TAXES - 10,623.20**

**LIVING SQUARE FOOTAGE - 1696 SF**