



R3047493 Active

7213 Ocean Blvd , Long Beach Twp, NJ 08008

List Price: \$1,450,000

List: Lori Anderson (609) 492-1277 Ext: 131/G. Anderson Agency - HB (609) 492-1277
Co-List:

12001 Long Beach Blvd , Haven Beach
Firm: SAND Agt: 316450



County: Ocean	Municipality: Long Beach Twp
Section: Brant Beach	Subdiv:
Block: 15.06	Zoning: R50
Lot: 9	Tax Year: 2010
Qual. Code:	Taxes: \$11819.15
Addl. Lot #s:	Assmnt Land: \$1,155,000
Lot Dim: 50 x 205	Improvmnts: \$255,400
Apx. Acres:	Tot. Assd. Value: \$1,410,400
Liv. Area SqFt: 1728	Year. Built: 1964
Tot. Rooms: 3	Bedrooms: 4
Baths: 4	Half-Baths: 0

Prop. Type: Single Family	Model:	Primary Loc: Oceanfront
HOA: No	Waterfront: Yes	Basement: No
HOA \$/Mo: \$	Wtr Frnt Ft: 50	Fireplace: No
Initial Fee: \$	Waterview: Yes	Air Cond: Yes
HOA Phone: () -	Flood Plain: Y	Garage: No
HOA Name:	Comm. Opp:	Spaces:
Pool: No	New Const: No	Vacant: Yes
Furnished: Yes	Furnishings: Inventory	
Elem: Ship Bottome Elem	Middle: Southern Regional	High: Southern Regional
List Type: Exclusive Right	Agency Rel: Seller Agent	

ROOM	DIMENSIONS	FLOOR	ROOM	DIMENSIONS	FLOOR
Living Rm:			MBedroom:		
Dining Rm:			Bedroom 2:		
Kitchen:			Bedroom 3:		
Family Rm:			Bedroom 4:		
Great Rm:			Bedroom 5:		
Den/Study:			Other:		
Laundry:			Foyer:		

Int Features: 2 Story Foyer , Ceiling Fan(s) , Center Hall , Open Floor Plan , Recessed Lights
Ext Features: Outdoor Shower , Porch - Open , Windows - Casement , Deck
Appliances: Dishwasher , Dryer , Gas Cooking , Refrigerator , Stove , Washer , Microwave , Self-Cleaning Oven
Comm. Amen:

Style: 2 Story , Reversed Living	Lot Desc: Level , Treed , View - Ocean/Full , Wooded
Garage: Off Street , Unpaved	Flooring: Vinyl/Linoleum , W/W Carpet
Roof: Asphalt Shingle	Heat/Cool: Cooling - Central Air , Heat - Forced Air , Water Heater - Nat Gas
Base/Found: Crawl , Piling	Siding: Clapboard , Wood Shake
Water/Sewer: Public Sewer , Public Water	Pool:
Fireplace:	Mst. Bed/Bath:
Fees:	Docs:
Restrictions:	Management:
Show Inst: Appointment Only , Call Agent , Call LB Office , Key at LB Office	Closing: Negotiable
Terms: Conventional	

Directions: South on Long Beach Blvd to Coughlan Ave. (72nd Street). Turn left towards ocean. Turn right on Ocean Ave. House is on your left # 7213.

Remarks: Lovingly maintained reverse living, ocean front home with great ocean views, and direct beach access in desirable Brant Beach neighborhood. The oversized, treed lot provides plenty of privacy, parking, and new construction potential. Three master suites on the first floor with large covered deck and walkway to the beach access. Enjoy as is or build new with even better water views. The house produced yet another successful rental season in 2011 and is actively on the rental market for 2012.

Private Rem: The house rents in the off season so please call for an appointment to show.

Exclusions:

List Date: 01/28/2011	Sell Price: \$	Sub Agency: No	IDX: Yes
Close Date:	Orig. Price: \$1,650,000	SA Comp: 0	Internet: Yes
Cont Date:	How Sold:	BA. Comp: 2.5%	Land Lease: No
Pend Date:	S/B Bonus: 0	TB Comp: 2.5%	VRC: No
Expire Date: 01/31/2012	Owner Type: Individual	DOM/CDOM: 266 /	Restrictions: No
Withdrawn Dt:	Owner: Palmer () -		
Lease Date:	Orig List Agt: Lori Anderson		
Orig List Frm: G. Anderson Agency - HB-0			