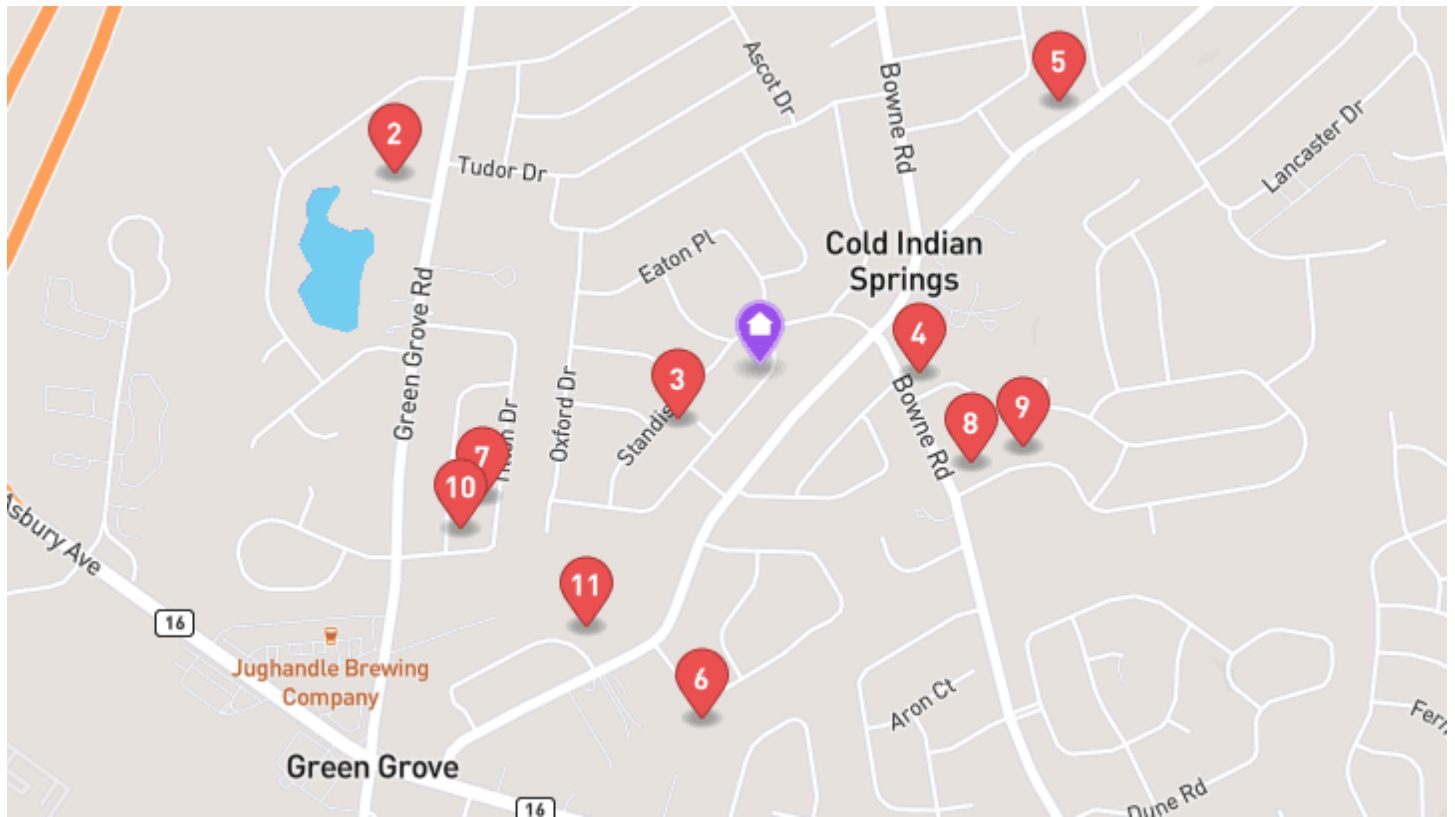


Map of Comparable Listings



STATUS: S = CLOSED

MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	3 The Arborway, Ocean Township, NJ, USA, 07712	4	2.50	-	-
2	S	5 Julia Court	4	2.10	2,376	\$640,000
3	S	19 Standish Drive	4	2.10	-	\$845,000
4	S	422 Bowne Road	4	2.10	2,376	\$590,000
5	S	51 Cold Indian Springs Road	4	2.10	2,176	\$655,000
6	S	30 Blair Court	4	2.20	3,097	\$695,000
7	S	12 Tilton Drive	4	2.10	2,392	\$750,000
8	S	47 Lambert Johnson Drive	5	2.00	1,909	\$600,000
9	S	43 Lambert Johnson Drive	5	2.10	-	\$560,000
10	S	4 Almark Terrace	5	2.10	3,754	\$830,000
11	S	18 Mallard Lane	4	2.10	2,681	\$730,000



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5 Julia Court

Tinton Falls, NJ 07712

MLS #22127129

\$640,000

CLOSED 11/9/21

4 Beds 2.10 Baths

2,376 Sq. Ft. (\$269 / sqft)

Year Built 1984

Days on market: 38



Details

Prop Type: Single Family

County: Monmouth

Area: None

Subdivision: Wayside Manor

Style: ["Colonial"]

Full baths: 2.0

Half baths: 1.0

Acres: 0.5

Lot Dim: 151 x 145

Lot Size (sqft): 21,780

Garages: 2.0

List date: 8/16/21

Off-market date: 11/9/21

Updated: Nov 9, 2021 11:34 AM

List Price: \$659,000

Taxes: \$9,634

Middle: Tinton Falls

Features

Interior: Attic - Pull Down Stairs, Built-Ins, Ceilings - 9Ft+ 1st Flr, Center Hall, Den, Recessed Lighting, Skylight

Foyer: Ceramic Tile, Double Door Entry

Living Room: Built-Ins, Floor - Wood

Dining Room: Floor - Wood

Kitchen: Eat-In, Floor - Ceramic, Pantry

Great/Family Room: Fireplace - Gas, Floor - Wood

Master Bedroom: Floor - Wood, Full Bath, Walk-in Closet

Master Bath: Ceramic Tile, Shower Stall, Skylight

Basement: Yes

Floors: Cement, Other, See Remarks

Heat/Ac: Central Air

Heat Fuel: Forced Air, Natural Gas

Water Heater: Natural Gas

Water/Sewer: Public Sewer

Exterior: Deck, Lighting, Porch - Open

Garage: Yes

Siding: Vinyl

Roof: Shingled

Parking: Driveway

Pool: No

Included: Blinds/Shades, Ceiling Fan(s), Dryer, Garage Door Opener, Washer

Lot Description: Back to Woods, Cul-De-Sac

Management Type: No Management

Ownership Type: Fee Simple

Level 2 Baths: 2.0

Level 1 Baths: 1.0

Stories: 3



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19 Standish Drive Ocean Twp, NJ 07712

MLS #22108945

\$845,000

CLOSED 10/20/21

4 Beds 2.10 Baths

Year Built 2000

Days on market: 142



Details

Prop Type: Single Family
County: Monmouth
Area: Wayside
Subdivision: Longview Village
Style: ["Colonial"]

Full baths: 2.0
Half baths: 1.0
Acres: 0.43
Lot Dim: 125 x 150
Lot Size (sqft): 18,730

Garages: 2.0
List date: 3/25/21
Off-market date: 10/20/21
Updated: Oct 21, 2021 8:42 AM
List Price: \$845,000

Taxes: \$16,826
High: Ocean Twp
Middle: Ocean
Elementary: Wayside AM

Features

Interior: Built-Ins, Ceilings - 9Ft+ 1st Flr, Den, French Doors, Security System
Foyer: Ceramic Tile
Living Room: Floor - Wood
Dining Room: Floor - Wood
Kitchen: Floor - Ceramic, Newer
Great/Family Room: Fireplace - Woodburning
Master Bedroom: Floor - Wood, Full Bath

Master Bath: Double Sinks, Floor - Ceramic, Whirlpool
Basement: Yes
Floors: Other, See Remarks
Heat/Ac: Central Air
Heat Fuel: Natural Gas
Water Heater: Natural Gas
Water/Sewer: Public Sewer, Public Water
Exterior: Fence, Patio, Porch - Open, Shed
Garage: Yes

Siding: Stucco - Cement
Roof: Shingled
Parking: Driveway
Pool: No
Zoning: Residential
Lot Description: Level
Ownership Type: Fee Simple
Rooms: Basement, Bathroom, Bedroom, Bonus Room, Dining Room, Family Room, Kitchen, Living Room, Master Bathroom, Master Bedroom

Master Bedroom Level: Second
Living Room Level: First
Kitchen Level: First
Family Room Level: First
Dining Room Level: First
Bonus Room Level: Basement
Bedroom Level: Second
Master Bathroom Level: Second
Basement Level: Basement



422 Bowne Road Ocean Twp, NJ 07712

MLS #22121135

\$590,000

CLOSED 9/29/21

4 Beds 2.10 Baths

Year Built 1975

2,376 Sq. Ft. (\$248 / sqft)

Days on market: 9



Details

Prop Type: Single Family
County: Monmouth
Area: Ocean Twp
Subdivision: None
Style: ["Colonial"]

Full baths: 2.0
Half baths: 1.0
Acres: 0.43
Lot Dim: 125 x 150
Lot Size (sqft): 18,730

Garages: 2.0
List date: 6/30/21
Off-market date: 9/29/21
Updated: Oct 5, 2021 8:47 AM

List Price: \$599,000
Taxes: \$9,841

Features

Interior: French Doors, Hot Tub
Basement: Yes
Heat Fuel: Forced Air, Natural Gas

Water Heater: Natural Gas
Water/Sewer: Public Sewer, Public Water
Exterior: Deck, Fence
Garage: Yes

Siding: Cedar Shake
Roof: Shingled
Pool: No
Lot Description: Level

Ownership Type: Fee Simple
Stories: 2

Remarks

Charming colonial home in the most desirable Wayside section of Ocean Township. This home has four spacious bedrooms, two and a half baths, eat-in-kitchen, living room with original wood burning fireplace, and family room opened up off updated kitchen with SS appliances. Relax and escape in the oversized master bedroom with walk-in closet and master bath. Large 2-car garage and a high ceiling basement. Serene private backyard perfect for summer entertaining. Conveniently located to shopping, Jersey shore, schools, beaches, and parks. Easy, quick access to the GSP, RT's 18, 35,



51 Cold Indian Springs Road Ocean Twp, NJ 07712

MLS #22107913

\$655,000

CLOSED 9/20/21

4 Beds 2.10 Baths

Year Built 1968

2,176 Sq. Ft. (\$301 / sqft)

Days on market: 160



Details

Prop Type: Single Family
County: Monmouth
Area: Wayside
Subdivision: None
Style: ["Dutch Colonial"]

Full baths: 2.0
Half baths: 1.0
Acres: 0.52
Lot Dim: 155 x 147
Lot Size (sqft): 22,651

Garages: 2.0
List date: 3/17/21
Off-market date: 9/20/21
Updated: Sep 20, 2021 5:55 AM

List Price: \$670,000
Taxes: \$10,260
High: Ocean Twp
Middle: Ocean
Elementary: Wayside

Features

Foyer: Floor - Slate
Living Room: Fireplace - Woodburning, Floor - Wood
Dining Room: Floor - Wood
Kitchen: Eat-In, Granite/Stone Counter
Great/Family Room: Built-Ins
Master Bedroom: Floor - Wood
Master Bath: Shower Stall
Basement: Yes
Floors: Cement

Heat/Ac: Central Air
Heat Fuel: Forced Air, Natural Gas
Water Heater: Natural Gas
Water/Sewer: Public Sewer, Public Water
Exterior: Patio
Garage: Yes
Roof: Shingled
Parking: Driveway
Pool: No

Included: Blinds/Shades, Counter Top Range, Dishwasher, Double Oven, Dryer, Microwave, Refrigerator, Washer
Ownership Type: Fee Simple
Rooms: Bathroom, Bedroom, Dining Room, Family Room, Foyer, Kitchen, Living Room, Master Bathroom, Master Bedroom
Master Bedroom Level: Second

Bedroom Level: Second
Master Bathroom Level: Second
Level 2 Baths: 2.0
Level 1 Baths: 1.0
Stories: 2



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30 Blair Court Ocean Twp, NJ 07712

MLS #22120772

\$695,000

CLOSED 11/12/21

4 Beds 2.20 Baths

Year Built 1977

3,097 Sq. Ft. (\$224 / sqft)

Days on market: 26



Details

Prop Type: Single Family
County: Monmouth
Area: Wayside
Subdivision: None
Style: ["Colonial"]

Full baths: 2.0
Half baths: 2.0
Acres: 0.4
Lot Dim: 110 x 160
Lot Size (sqft): 17,424

Garages: 2.0
List date: 6/26/21
Off-market date: 11/12/21
Updated: Nov 15, 2021 7:38 AM

List Price: \$730,000
Taxes: \$11,717
High: Ocean Twp
Middle: Ocean
Elementary: Ocean Twnshp

Features

Interior: Attic, Bay/Bow Window, Bonus Room, Built-Ins, Center Hall, Hot Tub, Laundry Tub, Recessed Lighting
Foyer: Ceramic Tile, Closet(s)
Living Room: Built-Ins, Fireplace - Woodburning, Floor - Ceramic, Floor - W/W Carpet, French Doors, Sliding Door
Dining Room: Floor - Wood, French Doors

Kitchen: Bay/Bow Window, Eat-In, Floor - Ceramic, Pantry
Master Bedroom: Floor - W/W Carpet, Full Bath, Walk-in Closet
Master Bath: Ceramic Tile, Shower Stall
Basement: Yes
Floors: Cement, Ceramic Tile, W/W Carpet
Heat/Ac: 2 Zoned AC, Central Air
Heat Fuel: Forced Air, Natural Gas

Water Heater: Natural Gas
Water/Sewer: Public Sewer, Public Water
Exterior: BBQ, Deck, Fence, Gazebo, Hot Tub, Lighting, Shed, Sprinkler Under, Storage, Swimming
Garage: Yes
Siding: Brick, Vinyl
Roof: Shingled
Parking: Asphalt, Double Wide Drive, Driveway, Off Street, Oversized
Pool: Yes

Included: Blinds/Shades, Ceiling Fan(s), Dishwasher, Dryer, Electric Cooking, Fireplace Equipment, Garage Door Opener, Gas Grill, Hot Tub, Humidifier, Light Fixtures, Microwave, Outdoor Lighting, Refrigerator, Screens, Track Lighting, Washer, Window Treatments
Zoning: Residential
Lot Description: Back to Woods



12 Tilton Drive

Ocean Twp, NJ 07712

MLS #22116134

\$750,000

CLOSED 8/7/21

4 Beds 2.10 Baths

Year Built 1979

2,392 Sq. Ft. (\$314 / sqft)

Days on market: 38



Details

Prop Type: Single Family
County: Monmouth
Area: Wayside
Subdivision: None
Style: ["Colonial"]

Full baths: 2.0
Half baths: 1.0
Acres: 0.48
Lot Dim: 175 x 120
Lot Size (sqft): 20,908

Garages: 2.0
List date: 5/22/21
Off-market date: 8/7/21
Updated: Aug 7, 2021 6:18 PM

List Price: \$775,000
Taxes: \$11,635
High: Ocean Twp
Middle: Ocean
Elementary: Wayside

Features

Interior: Sliding Door
Foyer: Floor - Wood
Living Room: Floor - Wood
Dining Room: Floor - Wood
Kitchen: Bnook/Dining Area, Ceramic Tile, Eat-In, Floor - Ceramic, Granite/Stone Counter, Newer
Great/Family Room: Fireplace - Woodburning, Floor - Wood
Master Bedroom: Floor - W/ W Carpet, Full Bath, Walk-in Closet

Master Bath: Floor - Ceramic, Shower Stall
Basement: Yes
Floors: Ceramic, W/W Carpet, Wood
Heat/Ac: 2 Zoned AC, Forced Hot Air
Heat Fuel: Natural Gas
Water Heater: Natural Gas
Water/Sewer: Public Sewer, Public Water
Exterior: Outdoor Lighting
Garage: Yes

Siding: Vinyl
Roof: Shingled
Parking: Asphalt, Double Wide Drive, Driveway, Off Street, On Street, Oversized Drive
Pool: No
Included: Dishwasher, Dryer, Garage Door Opener, Gas Cooking, Microwave, Refrigerator, Timer Thermostat, Washer
Zoning: Residential, Single Family

Lot Description: Level
Ownership Type: Fee Simple
Rooms: Bathroom, Bedroom, Dining Room, Family Room, Kitchen, Living Room, Master Bathroom, Master Bedroom
Master Bedroom Level: Second
Living Room Level: First
Kitchen Level: First
Family Room Level: First
Dining Room Level: First
Bedroom Level: Second



43 Lambert Johnson Drive Ocean Twp, NJ 07712

MLS #22130437

\$560,000

CLOSED 11/12/21

5 Beds 2.10 Baths

Year Built 1975

Days on market: 10



Details

Prop Type: Single Family	Style: ["Colonial", "Shore Colonial"]	Lot Dim: 131 x 141	Off-market date: 11/12/21
County: Monmouth	Full baths: 2.0	Lot Size (sqft): 18,295	Updated: Nov 15, 2021 4:55 AM
Area: Wayside	Half baths: 1.0	Garages: 2.0	List Price: \$590,000
Subdivision: None	Acres: 0.42	List date: 9/14/21	Taxes: \$11,226

Features

Interior: Center Hall, Den	Floors: Cement	Exterior: Porch - Open	Included: Refrigerator, Stove
Living Room: Fireplace - Other, Floor - Wood	Heat/Ac: Central Air	Garage: Yes	Stories: 2
Dining Room: Floor - Wood	Heat Fuel: Forced Air, Natural Gas	Siding: Vinyl	
Kitchen: Eat-In, Floor - Ceramic	Water Heater: Natural Gas	Roof: Shingled	
Basement: Yes	Water/Sewer: Public Sewer, Public Water	Parking: Driveway, On Street	
		Pool: No	

Remarks

Beautiful 5 bedroom colonial home in the desirable Wayside area of Ocean Township. This home features hardwood floors throughout, an eat-in kitchen, living room, dining room, den/sitting area, a full basement, and a huge two car garage. Seller just put in a brand new HVAC system, new furnace, and new front porch. With a little TLC, make this your dream



4 Almark Terrace Ocean Twp, NJ 07712

MLS #22117198

\$830,000

CLOSED 10/7/21

5 Beds 2.10 Baths

3,754 Sq. Ft. (\$221 / sqft)

Days on market: 63



Details

Prop Type: Single Family
County: Monmouth
Area: Wayside
Subdivision: None
Style: ["2 Story", "Colonial"]

Full baths: 2.0
Half baths: 1.0
Acres: 0.45
Lot Dim: 121 x 162
Lot Size (sqft): 19,602

Garages: 2.0
List date: 6/1/21
Off-market date: 10/7/21
Updated: Oct 13, 2021 12:06 PM

List Price: \$850,000
Taxes: \$13,302
High: Ocean Twp
Middle: Ocean
Elementary: Wayside

Features

Interior: Attic - Pull Down Stairs, Built-Ins, Center Hall, Dec Molding, Den, Fitness, Laundry Tub, Recessed Lighting, Security System, Sliding Door, Wet Bar
Foyer: Dec Molding, Floor - Slate
Living Room: Floor - Wood
Dining Room: Floor - Wood
Kitchen: Center Island, Dec Molding, Eat-In, Granite/Stone Counter, Newer, Pantry, Sliding Door

Great/Family Room: Built-Ins, Dec Molding, Fireplace - Gas, Floor - Wood, Sliding Door, Wet Bar
Master Bedroom: Floor - W/W Carpet, Floor - Wood, Full Bath, Walk-in Closet
Master Bath: Ceramic Tile, Double Sinks, Shower Stall, Steam Shower, Tub, Whirlpool
Basement: Yes
Floors: Tile, W/W Carpet, Wood

Heat/Ac: 4 Zone AC, 5 Zone, Central Air
Heat Fuel: 3+ Zoned Heat, 5 Zone, Forced Air, Natural Gas, Radiant
Water Heater: Natural Gas
Water/Sewer: Public Sewer, Public Water
Exterior: Deck, Patio
Garage: Yes
Siding: Brick Veneer, Vinyl
Roof: Timberline

Parking: Asphalt, Driveway, On Street
Pool: No
Included: Attic Fan, Blinds/Shades, Ceiling Fan(s), Central Vacuum, Counter Top Range, Dishwasher, Dryer, Garage Door Opener, Garbage Disposal, Microwave, Outdoor Lighting, Refrigerator, Screens, Security System, Stove, Stove Hood, Timer Thermostat, Washer, Window Treatments



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18 Mallard Lane Ocean Twp, NJ 07712

MLS #22110726

\$730,000

CLOSED 6/7/21

4 Beds 2.10 Baths

2,681 Sq. Ft. (\$272 / sqft)

Year Built 2001

Days on market: 9



Monmouth Ocean Regional Realtors



Details

Prop Type: Single Family
County: Monmouth
Area: Wayside
Subdivision: Mallard Run
Style: ["Colonial"]

Full baths: 2.0
Half baths: 1.0
Acres: 0.67
Lot Dim: 186 x 157
Lot Size (sqft): 29,185

Garages: 3.0
List date: 4/10/21
Off-market date: 6/7/21
Updated: Jun 11, 2021 8:17 AM

List Price: \$725,000
Taxes: \$12,283
High: Ocean Twp
Middle: Ocean
Elementary: Wayside

Features

Foyer: Two Story
Living Room: Floor - W/W Carpet
Kitchen: Eat-In, Floor - Ceramic, Granite/Stone Counter, Newer
Great/Family Room: Fireplace - Woodburning, Floor - Engineered
Master Bedroom: Floor - W/W Carpet
Master Bath: Double Sinks, Shower Stall, Tub
Basement: Yes

Floors: Ceramic, Engineered Hardwood, W/W Carpet
Heat/Ac: Central Air, Forced Hot Air
Heat Fuel: Natural Gas
Water Heater: Natural Gas
Water/Sewer: Public Sewer, Public Water
Exterior: Patio
Garage: Yes
Roof: Shingled
Parking: Driveway
Pool: No

Included: Blinds/Shades, Counter Top Range, Dishwasher, Double Oven, Dryer, Light Fixtures, Microwave, Stove
Lot Description: Back to Woods
Ownership Type: Fee Simple
Rooms: Attic, Basement, Bathroom, Bedroom, Dining Room, Family Room, Garage, Kitchen, Living Room, Master Bedroom

Master Bedroom Level: Second
Living Room Level: First
Kitchen Level: First
Garage Level: First
Attic Level: Second
Family Room Level: First
Dining Room Level: First
Bedroom Level: Second
Basement Level: Basement
Level 2 Baths: 2.0
Level 1 Baths: 1.0



Sold Property Analysis

Averages

98.1%

Homes sold for an average of 98.1% of their list price.

51

Days on market

It took an average of 51 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
5 Julia Court	-	\$640,000	-	38	\$269
19 Standish Drive	-	\$845,000	-	142	-
422 Bowne Road	-	\$590,000	-	9	\$248
51 Cold Indian Springs Road	-	\$655,000	-	160	\$301
30 Blair Court	-	\$695,000	-	26	\$224
12 Tilton Drive	-	\$750,000	-	38	\$314
47 Lambert Johnson Drive	-	\$600,000	-	15	\$314
43 Lambert Johnson Drive	-	\$560,000	-	10	-
4 Almark Terrace	-	\$830,000	-	63	\$221
18 Mallard Lane	-	\$730,000	-	9	\$272
Averages		\$689,500	Inf%	51	\$271

