

# Berger Realty

Since 1928



Berger Realty, Inc.  
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233 17th  
Ocean City, NJ 08226

Asking \$4,250,000.00



## COMMENTS

Welcome to 233 W. 17th Street—a striking new construction bayfront residence offering the ultimate in luxury coastal living. Nestled directly on the open bay in Ocean City's sought-after waterfront neighborhood, this custom-designed 4-bedroom, 4.5-bathroom single-family home is where timeless elegance meets modern comfort. Designed with seamless indoor-outdoor living in mind, this home features an open-concept floor plan with soaring ceilings, walls of glass, and panoramic bay views from every level. The gourmet kitchen is a dream for entertaining—complete with a waterfall-edge quartz island, custom cabinetry, premium appliances, and designer lighting. Step outside to multiple waterfront decks, a beautifully landscaped yard, and your private dock—perfect for boating, fishing, paddleboarding, or simply soaking in the sunsets. The primary suite is a private oasis featuring a spa-inspired bath, oversized walk-in closet, and a private terrace overlooking the water. Additional highlights include: • Private elevator • Rooftop deck with sweeping bay views • Garage parking & ample storage • NuCedar siding, standing seam metal roof, and Marvin Modern windows • Thoughtfully designed indoor/outdoor flow with multiple entertaining spaces Located just minutes from the beach, boardwalk, and downtown Ocean City, this spectacular home offers the best of both serenity and convenience. Luxury. Lifestyle. Waterfront Living. Welcome to your dream bayfront home.

## PROPERTY DETAILS

| OutsideFeatures                                                                                                                                | ParkingGarage | InteriorFeatures | AppliancesIncluded |
|------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------|--------------------|
| Deck                                                                                                                                           | Garage        | Elevator         | Self-Clean Oven    |
|                                                                                                                                                |               |                  | Microwave Oven     |
|                                                                                                                                                |               |                  | Refrigerator       |
|                                                                                                                                                |               |                  | Washer             |
| <p>Ask for Steven Orner<br/>Berger Realty Inc<br/>3160 Asbury Avenue, Ocean City<br/>Call: 609-399-0076<br/>Email to: slo@bergerrealty.com</p> |               |                  |                    |
| Cooling                                                                                                                                        |               | HotWater         |                    |
| Central Air Condition                                                                                                                          |               | Gas- Natural     |                    |



Public