

# Berger Realty

Since 1928



**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



**2045 West  
Ocean City, NJ 08226**

**Asking \$3,100,000.00**



## COMMENTS

Introducing 2045 West Avenue, brought to you by Ocean City's most sought-after builder. This immaculate NEWCONSTRUCTION single family home is situated in the most coveted part of the island, just a quick stroll from the renowned Goldcoast beaches which are known for their expansive shorelines, making them the widest on the island. Featuring a 5 stop elevator, 5 bedrooms, 4 full baths plus a half bath and wet bar and spanning close to 3,000 square feet. This luxurious property boasts high-end finishes and custom details throughout, a true testament to the craftsmanship of what one can expect from an "Elcon" home. The outdoor oasis is an entertainer's dream, with a Gunite pool featuring gas heat and LED lighting, a paver pool deck, and a pool cabana perfect for enjoying those summer nights. The fenced-in rear yard provides privacy, while the landscaping package ensures a picturesque setting. An electric car charger and Bermuda shutters add to the convenience and elegance of this home. Step inside and experience the epitome of luxury living. The interior features site-finished white oak hardwood floors, and a gas fireplace for added ambiance. The gourmet kitchen is a chef's delight, equipped with GE Monogram appliances, Medallion kitchen cabinets, quartz countertops, and under-cabinet lighting. The attention to detail continues with wainscoting, crown molding, and shiplap trim throughout, as well as Moen fixtures, custom light fixtures, and tiled bathrooms with frameless shower glass. The master suite is a serene retreat, complete with a vaulted ceiling, recessed lights, and a rooftop deck with stunning views. Additionally, the home offers a 3-zone HVAC system, dual tankless hot water heaters, solid core doors, James Hardie Siding, Marvin alarm security system, this home seamlessly combines luxury with modern living. This is the opportunity to own this exceptional property. Schedule your private tour today and see the epitome of coastal elegance.



**Ask for Dave Zelinski**  
Berger Realty, Inc.  
1330 Bay Avenue, Ocean City, NJ 08226  
Call: 609-391-1330  
Email: [dave@bergerrealty.com](mailto:dave@bergerrealty.com)  
Interior Features: Hardwood Floors, Crown Molding, Wainscoting, Shiplap Trim, Moen Fixtures, Custom Light Fixtures, Tiled Bathrooms, Frameless Shower Glass, Vaulted Ceiling, Recessed Lights, Rooftop Deck, 3-zone HVAC system, dual tankless hot water heaters, solid core doors, James Hardie Siding, Marvin alarm security system.  
Appliances Included: GE Monogram Appliances, Medallion Kitchen Cabinets, Quartz Countertops, Under-cabinet Lighting, Self-Clean Oven, Refrigerator, Washer, Dryer, Dishwasher, Stove Natural Gas.



Cooling  
Central Air Condition

HotWater  
Gas- Natural

Water  
Public

Sewer  
Public