

**4919 Central  
Ocean City, NJ 08226**

**Asking \$5,350,000.00**



**COMMENTS**

Located directly on the beachfront in Ocean City's Southend, 4919 Central Avenue presents a rare opportunity: ownership of the ground along the sand, with city-approved plans and architectural flexibility already in place. Set on a 37x100 lot, the existing duplex features 4 bedrooms and 2 full baths per unit, elevated above an oversized garage that provides generous off-street parking for both residences. Included with the sale are fully approved plans for a luxury single-family residence offering over 4,000 sq ft of living space across 2½ stories. The proposed design includes 5 bedrooms, 5.5 baths, an elevator, expansive decks with sweeping ocean views, and thoughtfully designed bonus spaces such as a sitting area and private study — flexible enough to accommodate up to 7 total bedrooms. The top-level primary suite is generously sized and positioned to capture breathtaking views from its private deck. Importantly, the approved plans raise the home and front decks by over 4 feet, enhancing sightlines and providing improved views of the ocean, beach, and dunes from nearly every room. Whether preserved as an upgraded duplex or transformed into a new custom home, 4919 Central offers buyers a unique position: direct beachfront access, grandfathered oversized lot coverage, and completed approvals that save time and create options. Opportunities like this are increasingly rare — and represent long-term value in one of the most desirable coastal markets on the East Coast.

**PROPERTY DETAILS**

| Exterior            | OutsideFeatures     | ParkingGarage | OtherRooms            |
|---------------------|---------------------|---------------|-----------------------|
| Vinyl               | Deck                | Garage        | Living Room           |
|                     | Bulkhead            | 2 Car         | Kitchen               |
|                     | Sidewalks           | Attached      | Dining Area           |
|                     | Outside Shower      |               |                       |
| InteriorFeatures    | AppliancesIncluded  | Heating       | Cooling               |
| Cathedral Ceilings  | Range               | Gas Natural   | Central Air Condition |
| Wall to Wall Carpet | Oven                | Forced Air    | Ceiling Fan           |
| Tile Flooring       | Microwave Oven      | Multi-Zoned   | Multi Zoned           |
| Vinyl Flooring      | Refrigerator        |               |                       |
|                     | Washer              |               |                       |
|                     | Dryer               |               |                       |
|                     | Dishwasher          |               |                       |
|                     | Disposal            |               |                       |
|                     | Smoke/Fire Detector |               |                       |
|                     | Stove Electric      |               |                       |

# Berger Realty

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