



Trex Porch above  
9 x 22 Storage



Maximum Quiet  
Exterior Walls



R30 Sidewall Insulation



Gourmet Kitchen



Abundant Light  
Package Throughout

5512-14 Asbury  
Ocean City, NJ 08226

Asking \$3,199,000.00



Sample photos

## New Construction Single Family Home

### COMMENTS

This stunning new construction single-family home scheduled for an early 2026 delivery features multiple levels and is ideally located just 6 houses from the beach. Enjoy our video ! <https://vimeo.com/1100868823> Plenty of time to make custom selections. Watch it grow! Spanning five bedrooms and four-and-a-half luxurious baths with beautiful tile work, quartz countertops, frameless glass shower doors, and soaring cathedral ceilings. Your family will enjoy the spacious rooftop deck and three master bedroom suites each with their own deck plus an open, high-end kitchen/dining room and living room with stunning fireplace. This new construction home also boasts spacious storage/closets and a four-stop elevator. There are three master bedroom suites, each with their own private deck, and one that features a large, enclosed sun porch, the perfect spot to relax. The heart of the home is the gourmet kitchen, showcasing quartz countertops, a stylish backsplash, a massive center island, professional-grade stainless steel appliances, and a spacious walk-in pantry. The open concept living room is flooded with natural light, highlighted by transom windows, a stunning fireplace, and a full covered front porch ideal for entertaining or simply soaking in the sea breeze. Additional features include a four-stop elevator, first floor powder room, a full laundry room with ample storage, and huge closets throughout. Enjoy the views from the expansive rooftop deck, perfect for sunset gatherings. Built for maximum comfort and efficiency, this home includes 6" exterior walls, R30 insulation, energy-efficient HVAC systems, an on-demand water heater, and an interior waterproofed ground-floor cabana room with a convenient shower. There's also an extensive lighting package, a large, finished storage area, and private parking for four cars. Packed with luxury upgrades, this new construction beach home delivers the ultimate Ocean City lifestyle. <https://vimeo.com/1100868823>

### PROPERTY DETAILS

|                  |                    |                  |                      |
|------------------|--------------------|------------------|----------------------|
| Exterior         | OutsideFeatures    | ParkingGarage    | OtherRooms           |
| Vinyl            | Deck               | Garage           | Living Room          |
|                  | Porch              | Parking Pad      | Dining Room          |
|                  | Outside Shower     | Auto Door Opener | Kitchen              |
|                  | Sprinkler System   | 4 car parking    | Eat-In-Kitchen       |
|                  |                    |                  | Pantry               |
|                  |                    |                  | Laundry/Utility Room |
|                  |                    |                  | Great Room           |
| InteriorFeatures | AppliancesIncluded | Basement         | Heating              |
| Elevator         | Range              | Crawl Space      | Gas Natural          |
| Fireplace- Gas   | Microwave Oven     | Slab             | Forced Air           |

# 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)



Storage  
Kitchen Island

Refrigerator  
Washer  
Dryer  
Dishwasher  
Disposal  
Stainless  
appliance      steel

Cooling  
Central Air Condition

HotWater  
Gas- Natural  
On Demand

Water  
Public

Sewer  
Public

Ask for Donna M. Drohan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [dmd@bergerrealty.com](mailto:dmd@bergerrealty.com)

