

**14 Gardens**  
**Ocean City, NJ 08226**

**Asking \$3,499,900.00**



**COMMENTS**

Gardens neighborhood • Beach block • New construction 2025 by Michael James Custom Builder • Elevator • Heated pool • Wolf + Sub-Zero kitchen • Ocean-view decks • 2-car garage • Near premier Ocean City beach. On the beach block in Ocean City's coveted Gardens neighborhood, 14 Gardens Road stands as a newly constructed expression of coastal architecture and refined craftsmanship, designed and built to perfection by Michael James Custom Builder. Clad in durable James Hardie shake siding combined with Azek board and batten, the exterior pairs timeless coastal style with materials engineered for lasting performance. Every inch of this five-bedroom, four-and-a-half-bath masterpiece speaks to thoughtful design and elevated living. From the moment you step through the custom entry, you're greeted by wide-plank hardwood floors, crisp white shiplap walls, and an abundance of natural light pouring through oversized windows. The atmosphere is elegant yet relaxed, blending coastal textures with sophisticated details that make every space feel both curated and comfortable. The main living level showcases the home's seamless flow and attention to proportion. The great room is anchored by a sleek gas fireplace framed in custom millwork, creating a cozy focal point for gatherings year-round. The adjoining chef's kitchen is a showpiece in itself, featuring a dramatic quartz waterfall island, Wolf and Sub-Zero appliances, ocean-blue cabinetry with gold hardware, and an integrated dining area perfect for entertaining. Sliding glass doors open to a spacious deck off the kitchen and dining space, offering ocean and beach views that frame every meal and sunset. Whether hosting guests or enjoying quiet mornings with a sea breeze, this level defines effortless indoor-outdoor living at its finest. Each level of the home offers its own connection to the outdoors, with private decks designed for relaxation and views of the ocean and surrounding Gardens neighborhood. The top-floor primary suite is a true sanctuary, offering two separate balconies that capture sweeping ocean and beach vistas from sunrise to sunset. Inside, the suite features a spa-inspired bathroom with custom tilework, a glass-enclosed shower, dual vanities, and polished brass fixtures. A generous walk-in closet and tranquil sitting area complete this private retreat. Four additional guest suites are thoughtfully placed across the mid-level, providing comfort and privacy for family and visitors alike, each featuring designer finishes and custom baths. The ground floor continues the home's livable luxury with a cabana room that opens directly to the fenced courtyard and heated in-ground pool. This level is designed for both entertaining and convenience—perfect for summer gatherings after a day at the beach. An enclosed outdoor shower, full laundry suite, and attached two-car garage with ample storage enhance everyday functionality. The elevator provides smooth access across all levels, ensuring comfort and ease for owners and guests. Beyond its exceptional design, 14 Gardens Road captures the rhythm of life at the shore. Set on the beach block near one of Ocean City's most beautiful stretches of sand, the home is perfectly placed for

# Berger Realty

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early morning walks along the surf or evening strolls on the boardwalk. Stop by local favorites like Oves, Brown's, TJ's Ice Cream, or a nearby coffee shop, then return to your private pool, quiet decks, and the soothing sound of ocean breezes. Every detail—from the craftsmanship of Michael James Custom Builder to the poolside retreat, panoramic decks, and custom landscape lighting—reflects a home designed not only to impress but to inspire. For those seeking a new construction home that blends timeless architecture with the relaxed elegance of coastal living, 14 Gardens Road embodies the true spirit of Ocean City.

#### PROPERTY DETAILS

|                       |                           |                   |                      |
|-----------------------|---------------------------|-------------------|----------------------|
| Exterior              | OutsideFeatures           | ParkingGarage     | OtherRooms           |
| Hardie Board          | Patio                     | Garage            | Living Room          |
|                       | Deck                      | 2 Car             | Dining Room          |
|                       | Porch                     | Attached          | Kitchen              |
|                       | Fenced Yard               | Auto Door Opener  | Den/TV Room          |
|                       | Sidewalks                 | Concrete Driveway | Eat-In-Kitchen       |
|                       | Outside Shower            |                   | Dining Area          |
|                       | In Ground Pool            |                   | Laundry/Utility Room |
|                       | Sprinkler System          |                   | Great Room           |
|                       | Security Camera           |                   |                      |
| InteriorFeatures      | AppliancesIncluded        | Basement          | Heating              |
| Cathedral Ceilings    | Range                     | Slab              | Gas Natural          |
| Elevator              | Self-Clean Oven           |                   | Forced Air           |
| Fireplace- Gas        | Microwave Oven            |                   | Multi-Zoned          |
| Smoke/Fire Alarm      | Refrigerator              |                   |                      |
| Storage               | Washer                    |                   |                      |
| Walk in Closet        | Dryer                     |                   |                      |
| Tile Flooring         | Dishwasher                |                   |                      |
| Vinyl Flooring        | Disposal                  |                   |                      |
| Kitchen Island        | Smoke/Fire Detector       |                   |                      |
| Beverage Refrigerator | Stove Natural Gas         |                   |                      |
|                       | Wine Cooler               |                   |                      |
|                       | Stainless steel appliance |                   |                      |
| Cooling               | HotWater                  | Water             | Sewer                |
| Central Air Condition | Gas- Natural              | Public            | Public               |
| Ceiling Fan           |                           |                   |                      |
| Multi Zoned           |                           |                   |                      |

