



**268 Atlantic
Ocean City, NJ 08226**

Asking \$6,995,000.00



COMMENTS

Perfectly positioned along the beachfront in Ocean City's prestigious Gardens section, 268 E. Atlantic Boulevard offers an extraordinary opportunity to own on one of the island's most sought-after stretches of sand. This exceptional four-bedroom, three-bath residence—with an additional office that can serve as a fifth bedroom or flexible living space—captures the enduring charm of classic Shore architecture and mid-century coastal design. This property presents a rare opportunity to enjoy an authentic beachfront lifestyle today while envisioning the potential for a future custom-built luxury estate in one of Ocean City's premier neighborhoods. Ideally situated with direct access to Surf Road Beach—one of the Gardens' most private and picturesque beaches—this location offers the ultimate blend of tranquility and prestige. Inside, two expansive living areas—each anchored by a gas fireplace—provide inviting spaces for gathering, entertaining, and relaxing by the shore. The kitchen blends nostalgic character with practical function, offering ample cabinetry, and a casual dining space. The top-floor great room showcases panoramic ocean and Atlantic City skyline views, with walls of sliding glass doors that fill the interiors with natural light. Outdoor living is at the heart of this property, highlighted by a large in-ground pool and an expansive wrap-around upper deck—perfect for enjoying sea breezes, sunrise views, and open-air entertaining. Additional features include a garage, elevator, laundry room, and generous storage throughout. Set on an oversized 65' x 130' beachfront lot, this property combines scale, location, and limitless potential. Whether preserved as a quintessential Shore classic or reimagined as a bespoke oceanfront residence, 268 E. Atlantic Boulevard stands as one of the Gardens' most exclusive opportunities for luxury beachfront ownership and future development.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asbestos	Patio	Garage	Dining Room
Brick	Deck	3 Car	Den/TV Room
	Porch	Attached	Recreation/Family
	Fenced Yard	Concrete Driveway	Eat-In-Kitchen
	Sidewalks	4 car parking	Dining Area
	Outside Shower		Library/Study
	In Ground Pool		Great Room
	Sprinkler System		Laundry Closet
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Self-Clean Oven	Curtains	Slab
Elevator	Microwave Oven	Blinds	

Berger Realty

Since 1928



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Smoke/Fire Alarm
Storage

Refrigerator
Washer
Dryer
Dishwasher
Disposal
Stove Electric

Partial Furniture
See Remarks

Heating
Gas Natural
Baseboard
Hot Water

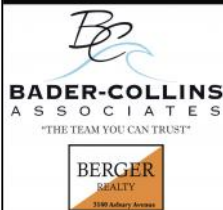
Cooling
Gas

HotWater
Gas- Natural

Water
Public

Sewer
Public

SALE



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