



**1216 Ocean  
Ocean City, NJ 08226**

**Asking \$2,749,900.00**



**COMMENTS**

Experience the Ultimate Coastal Lifestyle in this stunning, newly reconstructed, 5-bedroom, 5.5-bathroom, 3300-square-foot 2nd-floor property just steps away from the beach and boardwalk. Situated on a 58 x 135 lot, this exceptional property boasts breathtaking ocean views and has been thoughtfully designed to maximize privacy while preserving the charming character of an Old Ocean City cottage. As you enter the property through your private stair tower, you will be immediately struck by the attention to detail and luxurious finishes throughout. The expansive great room features gorgeous hardwood floors, vaulted ceilings, and a cozy gas fireplace with custom window seats. The gourmet kitchen is a chef's dream, with top-of-the-line GE Cafe appliances, a pantry closet, beverage refrigerator, and a huge island that seats six, providing ample space for entertaining guests or hosting family dinners. From the kitchen, step out onto the oversized private deck, perfect for relaxing in the sunshine or entertaining. The main level of the property also features a spacious primary suite with a private balcony facing the ocean, allowing you to wake up to the soothing sound of waves crashing. Additionally, there are two bedrooms, both with ensuite tile bathrooms, and a powder room for guests. Head up the stairs to the top floor balcony, overlooking the great room, and you'll find another primary suite boasting a large balcony with incredible ocean views, a walk-in closet, and a tile ensuite bath. The second bedroom on this floor also features ocean views and an ensuite bath. A full laundry room and storage area complete this level. The private features of this unit include the elevator, 2 balconies, a deck, and an outdoor shower. Common areas include the backyard and side yard. This exceptional property also includes a private carriage house-inspired garage with an electric car charging station hookup and parking for one car inside. Outside the garage find a two-car parking pad and a private outdoor shower for rinsing off after a day at the beach. With two-zone HVAC and hardwood floors throughout, this home is the epitome of luxury beach living. Don't miss your chance to make this extraordinary property your own!

**PROPERTY DETAILS**

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Shingle	One Car	Dining Area	Cathedral Ceiling(s)
		Laundry/Utility Room	Elevator
		Pantry	Fireplace(s)
		Storage Attic	Foyer
			Hardwood Floors
			Kitchen Center Island
			Master Bath
			Pets Allowed

# Berger Realty

• Since 1928 •



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