

# Berger Realty

Since 1928



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**825 Delancey Place 2nd & 3rd Floor**  
**Ocean City, NJ 08226**

**Asking \$1,649,000.00**



## COMMENTS

Spectacular Northend New Construction for Spring 2024 delivery! Unique 2nd story floor plan features 5 bedrooms & 3 full baths. Front deck can be accessed by 3 of the bedrooms. 3rd Floor boasts a spacious living room with deck off the front as well as Gourmet kitchen with granite counters, tile backsplash and stainless steel appliances. Cozy dining room and plenty of room to entertain and powder room. Elevator reaching all levels is great for convenience. Gas heat, central air, gas fireplace, laminate hardwood flooring, ceiling fans and ample time to choose upgrades, colors & make personal selections. First floor also available for sale. One car garage & cabana shower to rinse after a day at the beach. Great location to beach and boardwalk and awesome rental potential.

## PROPERTY DETAILS

|          |                 |                      |                       |
|----------|-----------------|----------------------|-----------------------|
| Exterior | ParkingGarage   | OtherRooms           | InteriorFeatures      |
| Vinyl    | Attached Garage | Dining Area          | Cathedral Ceiling(s)  |
|          | One Car         | Eat In Kitchen       | Elevator              |
|          |                 | Laundry/Utility Room | Fireplace(s)          |
|          |                 |                      | Foyer                 |
|          |                 |                      | Hardwood Floors       |
|          |                 |                      | Kitchen Center Island |
|          |                 |                      | Master Bath           |
|          |                 |                      | Walk in/Cedar Closet  |



Ask for Matthew Galowria  
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Water  
Public Water

