

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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**5 Buffalo**  
**Ventnor, NJ 08406**

**Asking \$1,400,000.00**



GROUND LEVEL



FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



## COMMENTS

This newly constructed masterpiece at 3 North Buffalo Ave embodies coastal luxury living at its finest. A stunning residence just two blocks from the beach, offering: **Spacious Layout:** Boasting 4 bedrooms and 3.5 baths, this home is designed for comfort and functionality, featuring an open floor plan that maximizes space and natural light. **Elevated Living:** Effortlessly move between floors with a convenient 4-stop elevator, ensuring accessibility for all. **Outdoor Living:** Enjoy the coastal breeze on any of the 3 decks, offering serene spaces for relaxation or entertainment with breathtaking views. **Modern Amenities:** Impeccably designed with luxury finishes throughout, creating an ambiance of refined elegance in every room. **Prime Location:** Situated mere blocks from the beach, relish the convenience of coastal living while being close to local attractions, dining, and entertainment. **Tax Incentive:** Benefit from a 5-year tax abatement, adding further value to this exceptional property. This new construction at 3 North Buffalo Ave epitomizes coastal sophistication, offering a blend of modern comforts and beachside tranquility. Don't miss the chance to call this exquisite property home!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	One Car	Dining Area
	Deck		Eat In Kitchen
	Enclosed	Outside	Laundry/Utility Room
	Shower		
	Fenced Yard		
	Side Walk		
	Asker for Cynthia Balles		
	Berger Realty Inc		
	Appliances Included	Heating	
	Dishwasher	Forced Air	
	Dryer		
	Call: 609-399-0076		
	Email to: cyn@bergerrealty.com		
	Gas		
	Microwave		
	Refrigerator		
	Washer		
Hotwater	Water	Sewer	
Tankless-gas	Public	Public Sewer	



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