

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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**3109 Central**  
**Ocean City, NJ 08226**

**Asking \$1,949,900.00**



## COMMENTS

Brand new construction located on the beach block with OCEAN VIEWS! 3109 Central Ave, 1st floor is a beautiful 4 bedroom, 2.5 bathrooms new construction condo steps to the desirable Goldcoast beaches. This custom designed home is loaded with upgrades including a reverse floor plan to take advantage of the ocean views. Additional upgrades will include a gourmet kitchen with quartz countertops, tile backsplash, stainless steel appliances, center island, upgraded kitchen cabinetry with soft close technology, and bonus wet bar. Exquisite flooring flows throughout the house highlighted by the handcrafted trim work. There are 2 generous sized decks with the living area deck boasting ocean views. The bathrooms all feature specialty ordered tile with upgraded vanities and light fixtures. Private garage space with parking plus space for storage and enclosed outdoor shower. Gas heat and air conditioning. 3109 Central Ave will truly be a one of a kind masterpiece. Ideal for a family home or fantastic investment opportunity.

## PROPERTY DETAILS

|              |                                |                         |                       |
|--------------|--------------------------------|-------------------------|-----------------------|
| Exterior     | ParkingGarage                  | OtherRooms              | InteriorFeatures      |
| See Remarks  | Attached Garage                | Dining Area             | Fireplace(s)          |
|              | Auto Door Opener               | Eat In Kitchen          | Hardwood Floors       |
|              | One Car                        | Great Room              | Kitchen Center Island |
|              |                                | Primary BR on 1st floor | Master Bath           |
|              |                                |                         | Pets Allowed          |
| Heating      | Ask for Donna M. Duman         | Water                   |                       |
| Forced Air   | Cooling Fan (S)                | Public Water            |                       |
| Gas-Natural  | Berger Realty Inc              |                         |                       |
|              | Central                        |                         |                       |
| Sewer        | 1330 Bay Avenue, Ocean City    |                         |                       |
| Public Sewer | Call: 609-391-1330             |                         |                       |
|              | Email to: dmd@bergerrealty.com |                         |                       |

