



**168-170 17th  
Ocean City, NJ 08226**

**Asking \$4,999,900.00**



#### COMMENTS

Welcome to this 6 bedroom, 4 full bath, 2 half bath bayfront on the desirable W. 17th Street! Exquisite views along the tranquil bayfront, this magnificent home offers a seamless blend of coastal living and modern luxury. Boasting not one, but two boat slips, it's a paradise for water enthusiasts and boaters alike. Step inside and be captivated by the panoramic views of the bay. Strategically placed windows offer stunning water views. The interior is thoughtfully designed with an emphasis on both comfort and style. From the sleek, gourmet kitchen outfitted with top-of-the-line appliances to the spacious living areas ideal for entertaining guests, every detail exudes elegance and sophistication. This is the essence of waterfront living at its finest. This meticulously maintained home boasts an expansive footprint on each floor, providing maximum square footage and spectacular views from both levels. Over 3300 square feet of luxury living. The primary bathrooms have been upgraded. Step outside onto the decks, where you'll find the perfect setting for outdoor dining and entertaining. The first floor boasts a spacious deck, ideal for hosting gatherings or simply enjoying the tranquil surroundings. Plus, with 2 boat slips and a dock, water activities are right at your doorstep. Let's take a look at the Second Level where you'll find another 3 large bedrooms and 2.5 baths, offering beautiful bay views and access to a deck off the living room. The upscale kitchen features new Monogram appliances, Quartz countertops, and a large breakfast bar with a wine refrigerator, perfect for entertaining guests. Access to the second floor is conveniently situated off the dining area on the 1st floor. Ascend the staircase to reach the second level, where you'll be greeted by breathtaking views of both the sunrise and sunset, creating an enchanting ambiance throughout the day. This property presents numerous opportunities, whether you're looking for a spacious family home, an investment opportunity to rent out one or both floors, or the flexibility to use it as a single residence. With an array of amenities and a prime waterfront location, this duplex truly offers the ultimate coastal lifestyle. Don't miss out on the chance to make this exceptional property your own. Schedule a showing today and discover the endless possibilities awaiting you at 168-170 W. 17th Street, Ocean City.

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Bay View	Attached Garage	Dining Room	Gas-Natural
Boat Slip	Two Car		
Deck			
Fenced Yard			
Cooling	Water	Sewer	
Central	Public	Public Sewer	

# Berger Realty

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