

**1704 Simpson  
Ocean City, NJ 08226**

**Asking \$1,899,900.00**



**COMMENTS**

Welcome to your new Ocean City Single family home. It's 5 years new, 6 bedrooms plus a den, 4 full baths, 1 half bath, Three bedrooms have large "ensuite" baths with stone tops, double bowl sinks, and tiled tubs or showers. The owner's bedroom on the main living level has its own luxurious bath and large private covered porch. The wood floors through the main level, stairs, and hallways, along with the "Craftsman" style trim package, custom stair railings, and crown molding, set this home apart from the competition. The "Great Room" will blow you away....11 foot ceilings, oversized windows with transoms, custom fireplace wall, are all open to the dining and kitchen area. Full size laundry rooms are situated on each living level.(two) Mechanicals-"On-demand" gas hot water heaters(two) and two zone heat and A/C. The Custom Kitchen has stone tops, a center island with seating, self close /soft close cabinets and drawers, and an upgraded JENN-AIR appliance package. Outside there are 5 large decks including the roof top retreat, an enclosed outside shower, and a grassy side/rear yard. Approx 3,000 sqft living space. Closets galore. Parking- three cars in the garage along with your golf carts and bikes. Driveway parking is for at least 2 more cars. This is a must see! Appointment only Call for a private tour. Open house Saturday April 27, 11-2

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Attached Garage	Den/TV Room
	Enclosed Shower	Outside Two Car	Great Room
	Outside Shower		Laundry/Utility Room
	Porch		
	Sidewalks		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Kitchen Center Island	Dishwasher	Blinds	Crawl Space
	Disposal		
	Dryer		
	Gas Stove		
	Microwave		
	Refrigerator		
	Washer		
Heating	Cooling	HotWater	Water

# Berger Realty

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Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Forced Air  
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Multi-Zoned

Ceiling Fan(s)

Gas  
Tankless-gas

Public

Sewer  
Public Sewer



Ask for Robert Bechtel  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [rdb@bergerrealty.com](mailto:rdb@bergerrealty.com)

