



**1806 Bay  
Ocean City, NJ 08226**

**Asking \$2,599,999.00**



#### COMMENTS

The **LOWEST PRICED NEW CONSTRUCTION ON A 50 FT LOT CURRENTLY AVAILABLE ON THE ISLAND!** Luxurious and Immaculate this custom built new construction Single family home is located in Ocean City's most desirable Riviera neighborhood. Featuring 5 bedrooms (with the potential for 7 and can sleep 15), 4 full baths along with 2 half baths, this one-of-a-kind home built by Dean Adams Custom Builders has tons of upgrades throughout and is ready for its new owners. The custom features include premium contemporary crown molding throughout the heart of the home,  $\frac{3}{4}$ " thick hardwood flooring from top to bottom with added insulation in the walls, floors and ceilings to enhance the quietness of the home and a gas fireplace. This home boasts 3 levels of living along with a 4-stop elevator. The kitchen layout is suited for the largest kitchen island possible and additional cabinets to accommodate larger seating areas. Appliance package is Cafe' Series by GE, also featuring a double oven, French -Door refrigerator, dishwasher, 36 inch gas cooktop, 24-inch microwave by Sharpe with concealed controls, two door wine and beverage cooler by Zephyr, as well as an oversized GE Washer & Dryer. The third floor flex space has endless options and can be used as a master bedroom suite, family room or office, and is equipped with a closet, a half bathroom, full bathroom and coffee bar along with a wine and beverage cooler by Zephyr. The entrance ceilings on both front and rear composite decks have been upgraded to Versatex, prefinished and pre colored canvas series soffits with a 30-year warranty on the finish. Upper floors have fiberglass decking with drainage. A front to back ground level full cemented floor (1,400 sq. feet) providing TONS of additional storage, perfect as owner's closets for pool equipment, beach gear and so much more with multiple access locations under the entire home. The lucky new homeowners will enjoy a beautiful 10x20 in-ground pool with a bullnose edge deck, 2 car garage with extra tall ceilings for lifts is a huge bonus and the expansive driveway can easily fit at least 4 or more cars. Additional attributes: upgraded lighting, audio system/Wi-Fi throughout the indoor and the outdoor of the home with speakers in the dining room, living room and all of the deck and pool spaces, pre wired security system and cameras are located in both the front and rear entrances of the home. A unique one-of-a-kind Riviera property close to the water that you will want to call Home. Easy to show, call today.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	Attached Garage	Dining Area
	Patio	Two Car	Eat In Kitchen
	Pool-In Ground		Great Room
	Porch		Laundry/Utility Room
	Sidewalks		Library/Study

# Berger Realty

• Since 1928 •



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## Sprinkler System

InteriorFeatures		AppliancesIncluded	Basement	Heating
Carbon Monoxide Detector		Dishwasher	Crawl Space	Forced Air
Elevator		Disposal		Gas-Natural
Kitchen Center Island		Dryer		Multi-Zoned
Security System		Gas Stove		
Storage		Microwave		
Walk In Closet		Refrigerator		
		Self Cleaning Oven		
		Washer		
Cooling		HotWater	Water	Sewer
Ceiling Fan(s)		Gas	Public	Public Sewer
Central				
Multi-Zoned				



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