

**4935 Central  
Ocean City, NJ 08226**

**Asking \$5,250,000.00**



**COMMENTS**

Rare opportunity to own this one-year young beachfront Top Floor unit on a 50 foot lot in the desirable South End. This unit boasts over 3,350 square feet of luxury living space including 5 bedrooms, 5 baths, 4 decks, gourmet kitchen with wine fridge, great room with fireplace, elevator, driveway and over-sized garage with electric vehicle charger. Ground floor of this unit has an impressive entry hall, full bath and private cabana with full size video games and queen sleeper sofa. Also included are beach chairs and towels, boogie boards, outdoor furniture and a gas grill. The property includes a beautifully manicured beach-front lawn and outdoor shower. Being sold fully furnished in addition to offering every amenity necessary to make this investment property a hit with vacationers both on and off season. Comfortably accommodates up to 16 guests. Excellent income potential with the Summer season largely booked already. Sweeping panoramic views of the beach and ocean spanning from Atlantic City to Strathmere. Ideally located to enjoy the beauty and tranquility of the South End within proximity to the Ocean City boardwalk/downtown area and Sea Isle City restaurants and nightlife. This property is being offered as individual units or as a duplex. Enjoy the Summer in Ocean City with your family in one unit while renting out the other for income, utilize the entire property as an investment, or purchase an individual unit. If you have been considering buying property in Ocean City this is a must see!

**PROPERTY DETAILS**

|                           |  |                                 |   |
|---------------------------|--|---------------------------------|---|
| Exterior                  | ParkingGarage                                  | OtherRooms                      | InteriorFeatures  |
| Fiber Cement Board Siding | Attached Garage<br>Auto Door Opener<br>One Car | Great Room<br>Recreation/Family | Cathedral Ceiling(s)<br>Elevator<br>Fireplace(s)<br>Foyer<br>Handicap Features<br>Hardwood Floors<br>Kitchen Center Island<br>Master Bath<br>Pets Allowed |
| Heating                   | Cooling  | HotWater                        | Water   |
| Forced Air<br>Gas-Natural | Ceiling Fan(s)<br>Central<br>Multi-Zoned       | Tankless-gas                    | Public Water  |

Sewer

# Berger Realty

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Public Sewer

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