Asking \$2,749,000.00

140









140 Simpson Ave Ocean City, NJ 08226



COMMENTS

Experience unparalleled luxury living in Ocean City NJ with this newly constructed single-family home, offering stunning water views. This custom masterpiece combines exquisite craftsmanship with a thoughtfully designed floor plan. Highlights include an outdoor area with a pool, a four-stop elevator, and a private master suite featuring breathtaking views. The first floor presents a serene backyard retreat with a rear patio and a heated in-ground pool, perfect for relaxing or entertaining. The interior boasts a spacious living area with a gourmet kitchen, showcasing sleek stone countertops, high-end appliances, a large island, ample custom cabinets, a stylish tile backsplash, and an office/den. On the second floor, you\'ll find four generous bedrooms and three full baths, each with distinctive trim work and elegantly designed bathrooms. The third level is dedicated to the master suite, offering sensational views, a private deck, a wet bar, and many other luxurious features designed for ultimate comfort. Constructed with top-quality, low-maintenance materials and meticulous attention to detail, this home will feature engineered hardwood floors and a custom millwork package. This is a unique opportunity to own a stunning home ready for the season. Don't miss your chance to experience summer in opulent luxury by the shore.

opulent luxury by the	e shore.	·	·
	PROPER	RTY DETAILS	
Exterior Stone Vinyl	OutsideFeatures Curbs Deck Fenced Yard Outside Shower Pool-In Ground Sidewalks Sprinkler System	ParkingGarage One Car	OtherRooms Dining Area Eat In Kitchen Laundry/Utility Room
InteriorFeatures	AnnliancesIncluded	Rasement	Heating

Crawl Space

Forced Air

Gas-Natural

Detector Disposal
Elevator Dryer
Kitchen Center Island Gas Stove
Smoke/Fire Alarm Microwave
Walk In Closet Refrigerator
Self Cleaning (

Monoxide Dishwasher

Carbon

Self Cleaning Oven

Washer





Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com

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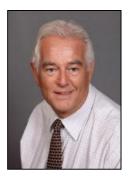
Description:

material comparison of the compar



Cooling Ceiling Fan(s) HotWater Gas

Water Public Sewer Public Sewer



Ask for Donald Edwards Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: dwe@bergerrealty.com

