

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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3109 Central Ave  
Ocean City, NJ 08226

Asking \$1,949,900.00



## COMMENTS

Brand new construction located on the beach block with OCEAN VIEWS! 3109 Central Ave, 1st floor is a beautiful 4 bedroom, 2 full bathrooms new construction condo steps to the desirable Goldcoast beaches. This custom designed home is loaded with upgrades including a reverse floor plan to take advantage of the ocean views. Additional upgrades will include a hardie board siding, gourmet kitchen with quartz countertops, tile backsplash, stainless steel Bosch appliances, center island, upgraded kitchen cabinetry with soft close technology, and bonus wet bar. Exquisite flooring flows throughout the house highlighted by the handcrafted trim work. There are 2 generous sized decks with the living area deck boasting ocean views. The bathrooms all feature specialty ordered tile with upgraded vanities and light fixtures. Private garage space with parking plus space for storage and enclosed outdoor shower. Gas heat and air conditioning. 3109 Central Ave will truly be a one of a kind masterpiece. Ideal for a family home or fantastic investment opportunity. Estimated Completion Summer 2025!

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
See Remarks	Attached Garage	Dining Area	Fireplace(s)
	Auto Door Opener	Eat In Kitchen	Hardwood Floors
	One Car	Great Room	Kitchen Center Island
		Primary BR on 1st floor	Master Bath
			Pets Allowed
Heating	Ask for John McElroy	Water	
Forced Air	Cooling Fan/Blower	Public Water	
Gas-Natural	Berger Realty Inc		
	1330 Bay Avenue, Ocean City		
Sewer	Call: 609-391-1330		
Public Sewer	Email to: jjm@bergerrealty.com		

