

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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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 Wendy Brown            | Water                   | Water                 |
| Forced Air   | Call: 609-399-4211             | Gas                     | Public Water          |
| Gas-Natural  | Berger Realty Inc              |                         |                       |
| Sewer        | 109 E 55th St., Ocean City     |                         |                       |
| Public Sewer | Call: 609-399-4211             |                         |                       |
|              | Email to: wmb@bergerrealty.com |                         |                       |

