

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**341 Central  
Ocean City, NJ 08226**

**Asking \$1,350,000.00**



## COMMENTS

Welcome to 341 Central Ave 1st Floor, Early Summer Completion. New Construction by Local OC Developer do not let your buyers miss this one! End cap street with minimum thru traffic plus one of highest elevations in town which is a top priority in oceanfront city. Unique build in an awesome tree lined neighborhood. This duplex in the heart of Ocean City, NJ. This floor boasts a generous 1,700 square feet of living space, offering a total of 10 rooms, including 4 spacious bedrooms and 2.5 well-appointed bathrooms. Step inside to discover high ceilings and elegant architectural details such as the exterior features high end Hardie Plank siding Inside no expense spared with high efficiency HVAC with a tankless water heater to provide efficiency and cost savings. Solid core doors, insulation in all interior walls, and double party walls between floors help to reduce noise transfer plus built-ins, columns, and crown moldings that add a touch of sophistication. The private entrance leads you into a welcoming foyer, setting the tone for the rest of the home. The formal dining room is perfect for hosting gatherings, while the cozy fireplace adds warmth and charm. The kitchen is a chef's dream, featuring a gas oven and stove, granite countertops, an island, range, range hood, and refrigerator. The bathrooms offer luxury with double sinks, a primary ensuite, and a soaking tub for ultimate relaxation. Enjoy the outdoors with a variety of private and common spaces, including a balcony, deck, front yard, patio, porch, and luxury finishes. The property also includes an attached garage with parking, ensuring convenience and a must have in OC with off street parking. Additional amenities include central AC, forced air heating, hardwood and tile floors, recessed lighting, and a laundry and dryer. Property has huge rental potential of over \$100k. This duplex of modern amenities and classic charm, making it an ideal investment or community.



**Ask for John Greiner**  
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Water  
Public Water

Sewer  
Public Sewer

## PROPERTY DETAILS

Interior Features  
Hardwood Floors  
Forced Air

