

# Berger Realty

Since 1928



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**341 Central  
Ocean City, NJ 08226**

**Asking \$3,000,000.00**



## COMMENTS

Welcome to 341 Central Ave Duplex (1st Floor & 2nd Floor), Early Summer Completion. New Construction by a Local OC Developer do not let your buyers miss this one! End cap street minimum thru traffic plus one of highest elevations in town. Unique build in an awesome neighborhood. This duplex in the heart of Ocean City, NJ. This multi-family property boasts a generous 3,400 square feet of living space, offering a total of 16 rooms, including 8 spacious bedrooms and 5.5 well-appointed bathrooms. Oversized 40X100 lot!! 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 a common courtyard. The property also includes an attached garage with parking, ensuring convenience and must have off street parking. Additional amenities include central AC, forced air heating, hardwood and tile floors, a laundry room with a washer and dryer. Could be a rental machine whole 50k or keep one and rent the other unit to handle expenses. This duplex of modern amenities and classic charm, making it an ideal investment or community.



Ask for John Greiner  
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Parking Garage Heating  
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Sewer  
Public Sewer

