



Images is digitally enhanced for illustrative purposes only. Buyers should visit the property in person to verify its actual condition and features



**38 Bay Ave**  
**Ocean City, NJ 08226**

**Asking \$3,500,000.00**



#### COMMENTS

Waterfront home at 38 Bay Avenue, Ocean City, NJ Discover the ultimate in-bayfront living with this stunning 2-unit property. Perfectly designed for comfort, luxury, and versatility, this 5-bedroom, 4-bath home is an ideal retreat for families, boaters, and investors alike. Two Units with Endless Potential. This multi-unit property offers flexibility for short-term or long-term rentals in one unit while enjoying owner-occupied living in the other. Upgraded kitchens in both units feature modern finishes, granite countertops, and stainless steel appliances; the second-level kitchen is brand new and ready for culinary creations. Both levels have a wide open space to enjoy family time. You can look out over the Great Egg Harbor Bay in the spacious family room with large windows. Generously sized bedrooms that provide comfort for family and guests, as well as ample room to relax and unwind. There are two large decks: Each level boasts a spacious deck overlooking the serene Great Egg Harbor Bay, perfect for enjoying coffee at sunrise or entertaining with breathtaking sunset views. The expansive shared dock area can accommodate a 50'+ boat, making this property a rare find for waterfront enthusiasts. The property extends past the dock, granting full water rights and ownership for ultimate privacy and enjoyment. Situated towards the Peninsula of Ocean City, this home combines tranquility with convenience, offering easy access to beaches, the boardwalk, shopping, and dining. Whether you're seeking an income-producing property, a personal oasis, or a mix of both, 38 Bay Ave delivers it all. Ocean City's competitive tax rates make this a wise investment for primary or rental property owners. Generate substantial income from vacation or long-term rentals, with strong demand for bayfront properties in this area. Whether you're looking for a personal retreat, a multi-generational home, or an income-producing property, 38 Bay Avenue is a rare find that delivers on every front. Most furniture is negotiable. Don't miss your chance to own this incredible waterfront property! Contact us today to schedule your private tour.

#### PROPERTY DETAILS

Exterior	ParkingGarage	AppliancesIncluded	Heating
Vinyl	One Car	Dishwasher	Forced Air
		Disposal	Multi-Zoned
		Dryer	
		Electric Stove	
		Gas Stove	
		Microwave	
		Refrigerator	
		Washer	
Cooling	Water	Sewer	

# Berger Realty

• Since 1928 •



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Central  
Multi-Zoned

Public

Public Sewer



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