



**15 Waterway**  
**Ocean City, NJ 08226**

**Asking \$3,599,000.00**



**COMMENTS**

Discover The Perfect Blend Of Luxury, Design, And Coastal Convenience In This Brand-New Ocean City, NJ Home. Designed By The Acclaimed Asher Slaunwhite Architects And Built By Clark Edwards Development, This Stunning Single-Family Residence Offers High-End Finishes And Modern Functionality—All Just Moments From The Beach And Bay. Enjoy Water Access Without The Waterfront Price! This Home Includes A Deeded 30' Boat Slip, Just A 3-Minute Walk Away, Providing Direct Access To The Bay For Boating, Kayaking, Paddleboarding, Or Simply Enjoying Life On The Water. Step Inside To Find Engineered Hardwood Flooring Throughout. The Open-Concept First-Floor Great Room Is A True Showpiece, Featuring Crown Molding, A Stunning Coffered Ceiling Framed With Exposed Beams, And Tongue-And-Groove Paneling—Adding Architectural Elegance And Warmth To The Space. The Gourmet Kitchen Is Outfitted With Sub-Zero & Wolf Appliances, A Spacious Pantry, And A Dumbwaiter For Effortless Transport Of Groceries. The Inviting Living And Dining Areas Flow Seamlessly, Creating The Perfect Ambiance For Relaxing Or Entertaining. The Second Floor Features Three Spacious En-Suite Bedrooms, Ensuring Privacy And Comfort, Along With A Second-Floor Deck To Take In The Coastal Breeze. The Top Floor Adds Two Additional Bedrooms And A Full Bath—Perfect For Accommodating Additional Guests And Extended Family. Outdoor Living Is Exceptional, With A Private Pool & Spa, Expansive Covered And Uncovered Patios, And A Convenient Outdoor Shower, Changing Room, Cabana, And Storage Area—Ideal After A Day At The Beach, Bay, Or On The Boat. A 2-Car Garage (Pre-Wired For EV) Provides Ample Space For Vehicles, Bikes, And Beach Gear. This Home Is A Rare Opportunity To Enjoy A Prime Coastal Location With Bay Access, Without The Premium Of Being Directly On The Water. Whether You're Looking For A Primary Residence, Vacation Retreat, Or Investment Property, This Home Offers It All.

**PROPERTY DETAILS**

|                       |                    |                 |                      |
|-----------------------|--------------------|-----------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage   | OtherRooms           |
| Cedar                 | Boat Slip          | Attached Garage | Den/TV Room          |
| Vinyl                 | Cabana             | Two Car         | Dining Room          |
|                       | Enclosed           | Outside         | Eat In Kitchen       |
|                       | Shower             |                 | Great Room           |
|                       | Patio              |                 | Laundry/Utility Room |
|                       | Pool-In Ground     |                 |                      |
|                       | Whirlpool/Spa      |                 |                      |
| InteriorFeatures      | AppliancesIncluded | Basement        | Heating              |
| Kitchen Center Island | Dishwasher         | Crawl Space     | Forced Air           |
| Storage               | Disposal           |                 | Gas-Natural          |

# Berger Realty

• Since 1928 •



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