

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1400 Central  
Ocean City, NJ 08226

Asking \$1,299,999.00



## COMMENTS

Experience coastal living at 1400 Central Avenue, where luxury and space combine to create the ultimate beachside retreat. This exceptional 4-bedroom, 2.5-bathroom residence offers a rare and expansive 1,875 sqft layout—275 sqft larger than most units in the area, ensuring an abundance of room for both relaxation and entertainment. The extra square footage is felt throughout the living room, extra closet spaces, and extra large bedrooms. The master suite is nothing short of extraordinary, providing a sanctuary fit for royalty. Perfectly positioned at the corner of 14th & Central Ave, this home provides unobstructed access to refreshing ocean breezes, the soothing sounds of the waves, and effortless proximity to the beach and boardwalk, making every day feel like a vacation. Step outside to enjoy the outdoors from multiple decks, including a front wraparound, a side deck accessible from two bedrooms, and a private deck off the rear bedroom—ideal spots for savoring sunsets and the coastal atmosphere. With 14 weeks already booked for the summer season, this property is not only a dream to live in but also a proven income generator, offering impressive rental potential. This is a rare opportunity that must be experienced in person—photos and videos can't capture the true beauty and ambiance of this exquisite beach home.

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Vinyl	Two Car	Dining Area	Fireplace(s)
		Great Room	Hardwood Floors
			Kitchen Center Island
			Master Bath



Ask for Ken Sedberry Jr.  
Berger Realty Inc  
Cooling  
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