

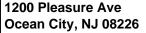


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 info@bergerrealty.com









Asking \$4,450,000.00



## COMMENTS

OWNER FINANCING AVAILABLE! Why wait for bank appraisals, approvals, and all the extra costs and fees? Step into waterfront living today — no delays, just endless views and pure coastal serenity. From the shimmering skyline of Atlantic City to miles of open bay, this home offers unmatched panoramic water views that will take your breath away. Enjoy your morning coffee as the sun rises over the Atlantic, or unwind with evening cocktails on your private rooftop deck as the sun sets to the west. Inside, you\'ll find soaring ceilings and a bright, open layout — perfectly designed for both entertaining guests and hosting family gatherings. The spacious interior blends comfort and style, creating the ideal setting for making memories year-round. Located in one of Ocean City's rare deep-water, no-wake zones, you\'ll enjoy 24/7 boating access just minutes from the Longport Inlet. No need to worry about tides — with deep water right at your back door, your boat stays ready for adventure anytime. This is more than a home — it's your gateway to the ultimate coastal lifestyle.



PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stucco	Boat Slip	Attached Garage	Breakfast Nook
	Curbs	Two Car	Den/TV Room
	Deck		Dining Area
	Fenced Yard		Eat In Kitchen
	Porch		Laundry/Utility Room
+ 5000	Sidewalks		Pantry
1 ITCOM	Ask for Joan S. Spencer		
	Appliances melandy In	Heating	HotWater
A March 19	Burglar Alarm	Forced Air	
P 19 81	Ap <b>Biengerinteatry</b> Inc <sup>Heating</sup> Burolas Alarmy Avenue Forced Air Dishwasher Dishwasher Disgella 609-391-1330 diant		
Sum Anno A	Disposal 609-391-13	Radiant	
Dry Email to: jss@bergerrealty.com			
	Gas Stove		X34.V 1.4484
Ser Anna	Microwave		
	Refrigerator		
Mertin Mertin	Washer		

Water Public Sewer Public Sewer