

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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1200 Pleasure Ave  
Ocean City, NJ 08226

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<br>Stucco | Outside Features<br>Boat Slip<br>Curbs<br>Deck<br>Fenced Yard<br>Porch<br>Sidewalks   | Parking/Garage<br>Attached Garage<br>Two Car    | Other Rooms<br>Breakfast Nook<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room<br>Pantry |
|                    | Appliances Included<br>Burglar Alarm<br>Dishwasher<br>Disposal  | Heating<br>Forced Air<br>Gas-Natural<br>Radiant | Hot Water   |
|                    | Ask for Sara Varani<br>Berger Realty Inc.<br>3160 Asbury Avenue, Ocean City<br>Call: 609-399-0076<br>Email to: sev@bergerrealty.com |   |   |
|                    | Gas Stove<br>Microwave<br>Refrigerator<br>Washer  |   |   |
|                    | Walk in Closet  |   |   |



Water  
Public

Sewer  
Public Sewer