

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



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	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
	Sidewalks		Pantry
<p>Ask for Wendy Brown Berger Realty Inc. 109 E 55th St., Ocean City NJ 08226 Call: 609-399-4211 Email to: wmb@bergerrealty.com</p>			
InteriorFeatures	AppliancesIncluded	Heating	HotWater
Bar	Burglar Alarm	Forced Air	Gas
Carbon Monoxide Detector	Dishwasher	Gas-Natural	
Cathedral Ceiling	Disposal	Radiant	
Kitchen Center Island	Gas Stove		
Security System	Microwave		
Smoke/Fire Alarm	Refrigerator		
Storage	Washer		
Walk In Closet			

Water  
Public

Sewer  
Public Sewer

