



**3117 Central  
Ocean City, NJ 08226**

**Asking \$3,295,000.00**



**COMMENTS**

A Coastal Haven Just Steps from the Sand. Crafted by renowned luxury home builder Robert Coste, this brand-new, single-family retreat embodies the best of Ocean City's beachside living just in time for Summer. Perfectly positioned in the coveted beach block, this exquisite home boasts breathtaking views of the ocean and five sprawling decks—including a front deck off the living level with an outdoor fireplace, the perfect spot for gathering on crisp evenings. Inside, sunlit spaces and sophisticated design set the stage for unforgettable moments. The open-concept living area flows seamlessly, offering an inviting atmosphere to relax and entertain. A chef's dream, the gourmet kitchen features top-of-the-line Café Series appliances, a 36" gas range, and exquisite finishes that marry function with beauty. Adjacent to the kitchen, a stylish bar with an ice maker and beverage center ensures refreshments are always within reach. With five bedrooms, five full baths, and a well-placed powder room on the main living level, there's ample space for family and guests. On the master suite level, a thoughtfully designed wet bar with a beverage center makes for effortless mornings, whether you're enjoying coffee with an ocean view on your private deck or preparing for the day ahead. An elevator provides seamless access to every level, ensuring both comfort and convenience. Designed with every luxury in mind, this exceptional home also includes a premium Electrolux washer and dryer, allowing for carefree coastal living. Whether you're savoring ocean vistas, hosting sunset soirees, or simply unwinding in refined comfort, this exquisite retreat captures the best of the shore—where endless summers await.

**PROPERTY DETAILS**

|                    |                  |             |                       |
|--------------------|------------------|-------------|-----------------------|
| OutsideFeatures    | ParkingGarage    | OtherRooms  | InteriorFeatures      |
| Deck               | Attached Garage  | Dining Room | Bar                   |
| Outside Shower     | One and Half Car | Great Room  | Cathedral Ceiling     |
|                    |                  |             | Elevator              |
|                    |                  |             | Kitchen Center Island |
| AppliancesIncluded | Heating          | Cooling     | HotWater              |
| Dishwasher         | Forced Air       | Central     | Gas                   |
| Disposal           | Gas-Natural      | Electric    |                       |
| Dryer              |                  | Multi-Zoned |                       |
| Gas Stove          |                  |             |                       |
| Microwave          |                  |             |                       |
| Refrigerator       |                  |             |                       |
| Self Cleaning Oven |                  |             |                       |
| Washer             |                  |             |                       |

# Berger Realty

• Since 1928 •



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