



**65 Walton  
Ocean City, NJ 08226**

**Asking \$3,495,000.00**



**COMMENTS**

**TWO BAY FRONT PROPERTIES FOR THE PRICE OF ONE!!** This sale includes 50 Walton PI (water lot) and 65 Walton PI (single family home). Experience modern luxury in this stunning 4-bedroom, 3-bathroom single-family home with breathtaking Bay views and spectacular sunsets, this home is a true coastal retreat. Enjoy 66 ft. of OPEN bay frontage, including 50 Walton and 65 Walton combined. The combination of the house and additional water lot offer a great possibility for expansion, Development approvals are pending. Inside, you'll find a spacious kitchen with granite countertops, stainless steel appliances, and ample cabinet space. The dining area features a built-in bench, perfect for gatherings, while the open-concept living space lots of natural light from expansive bay front windows, custom wainscoting and wide plank vinyl flooring for a stylish and inviting feel. The open-concept kitchen, dining, and living areas all offer stunning bay views and access to a large deck with a retractable awning, perfect for outdoor relaxation. The second floor offers 4 spacious bedrooms, with the primary bedroom featuring a beautiful en suite and private balcony with Bay view. Additional features include: Custom wainscoting and molding on the main living level, plantation shutters, Expansive attic with windows and parking for up to 3 cars. Step outside and enjoy the **OVERSIZED** deck w/ retractable awning, private dock with electric and boatlift—perfect for boating, wave runners, kayaking, and more. Built for durability and comfort, this home boasts oversized pilings, steel beams and whole house foam insulation for energy efficiency and sound proofing. This is a rare opportunity to own a piece of waterfront paradise. Easy to show.

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Boat Slip	None	Dining Area	Storage
Curbs		Eat In Kitchen	
Deck		Great Room	
Sidewalks		Laundry/Utility Room	
AppliancesIncluded	AlsoIncluded	Heating	Cooling
Dishwasher	See Remarks	Forced Air	Ceiling Fan(s)
Dryer		Gas-Natural	Central
Gas Stove			
Microwave			
Refrigerator			
Self Cleaning Oven			
Washer			

# Berger Realty

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HotWater  
Gas

Water  
Public

Sewer  
Public Sewer



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