



**34 16th**  
**Ocean City, NJ 08226**

**Asking \$2,995,000.00**



**COMMENTS**

Introducing a rare opportunity to own an extraordinary waterfront residence in the heart of Ocean City's coveted Carnival Lagoon. Custom-built and thoughtfully designed across three spectacular levels, this coastal sanctuary offers 4 spacious bedrooms, 3 full baths, a powder room, and an effortless blend of casual elegance and timeless luxury. Inside, a soft, serene color palette complements exquisite finishes, including Quartzite countertops, a designer tile backsplash, and premium Jenn-Air stainless steel appliances in the gourmet kitchen. A grand center island anchors the open living and dining spaces, where a gas fireplace and sweeping lagoon views set a stunning backdrop for entertaining. Seamless indoor-outdoor living is yours with expansive covered decks — perfect for morning coffee, afternoon breezes, and sunset cocktails — as well as a private rooftop deck offering breathtaking panoramic vistas. Every detail has been meticulously curated, from custom millwork and engineered hardwood floors to Andersen windows and doors, two-zone gas heat, and elegantly tiled baths. The home's exterior is equally refined, featuring durable Hardie Plank siding, an Alaskan cedar roof, and IPE decking, all designed for both beauty and resilience. Along the private waterfront, enjoy generous outdoor space ideal for gatherings with family and friends. Situated on one the largest lagoons on the island, this is a prime location for the annual Night in Venice Boat Parade. Perfectly positioned to capture endless sunshine and serene water views, this unparalleled residence invites you to experience the ultimate coastal lifestyle. A true waterfront jewel — and an opportunity not to be missed.

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Boat Slip Deck Patio Paved Road Sidewalks	ParkingGarage One Car	OtherRooms Dining Area Dining Room Eat In Kitchen Laundry/Utility Room
InteriorFeatures Carbon Monoxide Detector Kitchen Center Island	AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven	Heating Forced Air Gas-Natural Multi-Zoned	Cooling Ceiling Fan(s) Central

# Berger Realty

• Since 1928 •



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