



**5209-11 Asbury  
Ocean City, NJ 08226**

**Asking \$3,249,000.00**



#### COMMENTS

Welcome to your dream home in America's favorite family resort, Ocean City, NJ! This stunning new construction single-family home with gorgeous ocean views from multiple levels is ideally located just steps to the beach. Spanning five bedrooms and four-and-a-half luxurious baths with beautiful tile work, quartz countertops, frameless glass shower doors, and soaring cathedral ceilings. There are three master bedroom suites, each with their own private deck, and one that features a large enclosed sun porch, the perfect spot to relax. The heart of the home is the gourmet kitchen, showcasing quartz countertops, a stylish backsplash, a massive center island, professional-grade stainless steel appliances, and a spacious walk-in pantry. The open-concept living room is flooded with natural light, highlighted by transom windows, a stunning fireplace, and a full covered front porch ideal for entertaining or simply soaking in the sea breeze. Additional features include a four-stop elevator, first floor powder room, a full laundry room with ample storage, and huge closets throughout. Enjoy ocean views from the expansive rooftop deck, perfect for sunset gatherings. Built for maximum comfort and efficiency, this home includes 6" exterior walls, R30 insulation, energy-efficient HVAC systems, an on demand water heater, and an interior waterproofed ground-floor cabana room with a convenient shower. There's also an extensive lighting package, a large finished storage area, and private parking for three cars. Move-in ready and packed with luxury upgrades, this beach home delivers the ultimate Ocean City lifestyle near the famous boardwalk, great restaurants, shops, and, of course, endless beach fun. Don't miss your chance to own a brand new, move in ready home steps away from the sand!

#### PROPERTY DETAILS

|                       |                    |                  |                      |
|-----------------------|--------------------|------------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage    | OtherRooms           |
| Vinyl                 | Curbs              | Attached Garage  | Dining Area          |
|                       | Deck               | One and Half Car | Eat In Kitchen       |
|                       | Enclosed Outside   |                  | Great Room           |
|                       | Shower             |                  | Laundry/Utility Room |
|                       | Outside Shower     |                  |                      |
|                       | Porch              |                  |                      |
|                       | Sidewalks          |                  |                      |
|                       | Sprinkler System   |                  |                      |
| InteriorFeatures      | AppliancesIncluded | Heating          | Cooling              |
| Cathedral Ceiling     | Dishwasher         | Gas-Natural      | Central              |
| Elevator              | Disposal           |                  |                      |
| Kitchen Center Island | Dryer              |                  |                      |

# Berger Realty

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