



**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

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Smoke/Fire Alarm

Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer



Ask for Steven Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [srs@bergerrealty.com](mailto:srs@bergerrealty.com)

