



**65 Walton
Ocean City, NJ 08226**

Asking \$2,495,000.00



COMMENTS

STUNNING OPEN BAY FRONT HOME!! Experience modern luxury in this exceptional 4-bedroom, 3-bathroom single-family home with breathtaking Bay views and phenomenal sunsets, this home is a true coastal retreat. 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 provides lots of natural light from expansive bay front windows. The open-concept kitchen, dining, and living areas all offer spectacular 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, wide plank vinyl flooring, crown molding on the main living level, plantation shutters and parking for up to 3 cars. Step outside and enjoy the OVERSIZED deck w/ retractable awning, private dock with electric and boat lift—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. The sale of this property is contingent upon the simultaneous purchase of 50 Walton Pl, which is adjacent to 65 Walton Pl. With the 2 properties combined you can enjoy 66 ft. of OPEN bay frontage with room to park a large boat. The 2 properties together present a unique chance to expand your footprint and maximize your waterfront living. This is a rare opportunity to own a piece of waterfront paradise. Contact listing agent for details. 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

• Since 1928 •



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

✉ info@bergerrealty.com



HotWater
Gas

Water
Public

Sewer
Public Sewer

Ask for Wendy Brown
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: wmb@bergerrealty.com

