



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

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



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