

# Berger Realty

Since 1928



Berger Realty, Inc.  
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308 13th  
Ocean City, NJ 08226

Asking \$1,699,000.00



## COMMENTS

**\*\*NEARING COMPLETION IN TIME FOR SUMMER 2025\*\*** Welcome to 308 13th Street, an exquisite new construction in the heart of Ocean City, NJ. This stunning home offers four spacious bedrooms and three and a half luxurious bathrooms, perfectly designed for modern living. Centrally located, you're just steps away from the beach and the iconic boardwalk, making it an ideal spot for both relaxation and entertainment. Step inside to discover the elegance of white oak hardwood flooring throughout, complemented by beautifully tiled bathrooms. The large master suite is a true retreat, featuring a generous walk-in closet. Enjoy the outdoors from multiple decks, complete with a built enclosure and an outdoor TV/fireplace, perfect for entertaining or unwinding after a long day. Large Rooftop deck! For those seeking additional luxury, GE Monogram Appliances, Farm house Sink and tile backsplash. The exterior boasts vinyl cedar impression siding, top-quality finishes, attached garage, outside fireplace on first floor deck and much more. Don't miss the opportunity to own this exceptional property. Call today to review plans and specifications and make this dream home yours!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
See Remarks	Curbs	Attached Garage	Dining Area
Vinyl	Deck	Auto Door Opener	Eat In Kitchen
	Sidewalks	One Car	Laundry/Utility Room
	Sprinkler System		
<p>Ask for Lucien "Lani" Calcarà Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email: luc@bergerrealty.com</p>			
<p>Appliances Included "Built In" Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Washer</p>		<p>Heating Forced Air Gas</p>	<p>Water Public</p>
<p>HotWater Gas</p>		<p>Water Public</p>	<p>Sewer Public Sewer</p>
<p>Ceiling Fan(s) Central</p>			

