

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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126 New Haven  
Ventnor, NJ 08406

Asking \$1,249,000.00



## COMMENTS

Welcome to your dream shore home — a stunning new build offering 3 spacious bedrooms, 2.5 luxurious bathrooms, and high-end finishes throughout. This thoughtfully designed property features an open-concept living space, modern kitchen with quartz countertops and stainless steel appliances, and a private primary suite with walk-in closet and spa-inspired bath. Anderson 400 series windows, engineered hardwood floors, 9' ceiling height on first floor. Additional highlights include off-street parking, central air, and energy-efficient systems. Enjoy outdoor living with a covered front porch and rear deck, perfect for summer entertaining. Located just minutes from the beach, boardwalk, local dining, and entertainment. Plus, take advantage of Ventnor's generous tax abatement program, providing significant savings for years to come — a rare find in a prime location! Don't miss the opportunity to own brand-new construction at the Jersey Shore — schedule your private tour today!

## PROPERTY DETAILS

|   |                                |                    |                      |
|---|--------------------------------|--------------------|----------------------|
| Exterior  | OutsideFeatures                | ParkingGarage      | OtherRooms           |
| Vinyl   | Enclosed                       | Outside One Car    | Dining Area          |
|   | Shower                         |                    | Eat In Kitchen       |
|   | Fenced Yard                    |                    | Laundry/Utility Room |
|   | Patio                          |                    | Pantry               |
|   |                                |                    | Storage Attic        |
|  | AppliancesIncluded             | Basement           | Heating              |
|   | Asker for Joyce McMahon        | More               | Head Forced Air      |
|   | Berger Realty Inc.             | Room               |                      |
|   | 3160 Asbury Avenue, Ocean City | Masonry Floor/Wall |                      |
|   | Call: 609-399-0076             |                    |                      |
|   | Email to: jmm@bergerrealty.com |                    |                      |
|   | Refrigerator                   |                    |                      |
|   | Self Cleaning Oven             |                    |                      |
|   | Washer                         |                    |                      |
|   | HotWater                       | Water              | Sewer                |
| Ceiling Fan(s)  | Tankless-gas                   | Public             | Public Sewer         |
| Central   |                                |                    |                      |
| Multi-Zoned   |                                |                    |                      |

