

**80 Bay Road**  
**Ocean City, NJ 08226**

**Asking \$14,900,000.00**



#### COMMENTS

Introducing 80 Bay Road, a rare and extraordinary offering on the most coveted parcel on the bay in Ocean City, the exclusive Hanscom Legacy Property. This newly constructed estate is the result of a visionary collaboration between acclaimed Asher Slaunwhite Architects and the prestigious Surroundings Interiors Design, brought to life by the highly sought-after and qualified developer, Clark Edward. An unparalleled work of architectural artistry, this single-family bayfront residence redefines modern coastal luxury. Spanning an impressive 6,771 square feet across four impeccably designed levels, the home offers 75 feet of direct bay frontage with breathtaking panoramic views. Designed for both grand-scale entertaining and refined daily living, the home features six spacious bedrooms, six full bathrooms, and three half bathrooms. Step through the elegant open foyer into a world where timeless design meets contemporary sophistication. The living and dining rooms exude classic coastal elegance, while the chef's kitchen is a dream, outfitted with premium Wolf, Sub-Zero, and Cove appliances, gleaming exotic stone countertops, a large island, and a fully equipped butler's pantry. Entertainment will not be a problem with the exclusive NANAWALL system brought in from California to connect the indoor and outdoor living space, which is truly a must-see. Additional interior luxuries include a temperature-controlled wine room or ice cream room, a tranquil reading room, a second versatile family room, a private office, or gym, a steam room, a cocktail bar, a kitchenette, and an additional wet bar, and a private elevator servicing all floors for convenience and privacy. Smart living is seamlessly integrated with a full Crestron home automation system, premium surround sound, Audio-visual package, and security system throughout the home and exterior. The property is an entertainer's paradise on the ground level; the Cabana lounge naturally connects with the ground-level deck, Saltwater in-ground pool, and a spa combo. The built-in BBQ and exterior wet bar make for easy access to fun and cooking. There is a wet room for secure storage of fishing gear, life jackets, and pool accessories. Additional outdoor and structural highlights include a brand-new Ipe wood deck, bulkhead, and private doc, 4-zone heating and cooling, a 3-car garage plus five additional gated off-street spaces, heated and screened-in porches, fully paved driveway with snow melt technology, automatic hurricane shutters on all porch openings, and Andersen Architectural Series windows. The home is built to last with 171 grade beam pilings, poured-in-place concrete foundation walls, steel moment frame and v-zone construction, 2x6 framing, spray foam insulation, Copper and Alaskan cedar roofing, and Cedar siding. Every inch of 80 Bay Road reflects exceptional craftsmanship, from its materials to its meticulous detailing. Whether you're relaxing poolside, entertaining on one of 4 decks, or enjoying your morning coffee with the sunrise, this home offers an unmatched waterfront lifestyle.

#### PROPERTY DETAILS

# 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)



Exterior  
Cedar

OutsideFeatures  
Boat Slip  
Cabana  
Curbs  
Deck  
Outside Shower  
Porch  
Sidewalks  
Sprinkler System

ParkingGarage  
Attached Garage  
Auto Door Opener  
Two Car

OtherRooms  
Den/TV Room  
Dining Area  
Great Room  
Laundry/Utility Room  
Library/Study  
Pantry  
Recreation/Family

InteriorFeatures  
Bar  
Carbon Monoxide  
Detector  
Cathedral Ceiling  
Elevator  
Kitchen Center Island  
Security System  
Smoke/Fire Alarm  
Storage  
Walk In Closet

AppliancesIncluded  
Burglar Alarm  
Dishwasher  
Disposal  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

Basement  
Crawl Space

Heating  
Forced Air  
Gas-Natural  
Multi-Zoned

Cooling  
Central  
Multi-Zoned

HotWater  
Gas  
Tankless-gas

Water  
Public

Sewer  
Public Sewer

