



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

**Asking \$11,500,000.00**



**COMMENTS**

Welcome to 70 Bay Road, a rare and extraordinary offering on the most coveted parcel on the bay in Ocean City, the exclusive Hanscom Legacy Property. This architectural gem results from a brilliant collaboration between the acclaimed Asher Slaunwhite Architects and Surroundings Interiors Design, brought to life by the visionary builder Clark Edward, one of the shore's most sought-after qualified developers. This newly constructed, direct bayfront single-family residence is the pinnacle of modern coastal luxury, spanning 4,258 square feet across three meticulously designed levels. Enjoy over 50 feet of pristine private waterfront and sweeping, unobstructed views of the bay, complete with breathtaking sunrises and sunsets that frame every room. Featuring five bedrooms, five full bathrooms, and two half bathrooms, the home offers an ideal layout for both everyday living and elegant entertaining. The expansive main level boasts a sun-drenched open floor plan, anchored by a stunning great room. Dramatic Weiland stacking doors by Andersen connect the indoor living space to an expansive deck, creating an actual indoor-outdoor lifestyle experience. The chef-inspired signature kitchen is a showstopper—equipped with premium Wolf, Sub-Zero, and Cove appliances, an oversized butler's pantry, and countertops finished in exotic stone. Additional interior highlights include a private elevator to all three floors with two wet bars, a premium surround sound, and an AV system with Crestron smart home technology for lighting, climate, and security. Andersen WEILAND window and door systems throughout. Outdoor living is equally impressive. Designed for both functionality and luxury, the home features a ground-level cabana with two BBQ stations. In-ground saltwater pool with integrated spa, two outdoor showers, a wet room for storing fishing gear, life vests, and pool accessories, heated, screened-in porches for year-round enjoyment, paved driveway with snowmelt technology, built with longevity and resilience in mind. The home features over 122 grade beam pilings, poured-in-place concrete foundation walls, steel moment frame construction, 2x6 framing, spray-foam insulation, Alaskan cedar siding, copper roofing, automatic hurricane shutters, Ipe wood deck, and bulkhead. Every element of 70 Bay Road was crafted to maximize panoramic water views, ensuring every moment is framed by natural beauty. Whether you're relaxing poolside, entertaining on the deck, or enjoying your morning coffee with the sunrise, this home offers an unmatched waterfront lifestyle. Indulge in the ultimate in luxury, design, and durability. 70 Bay Road isn't a home—it's a legacy.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Cedar	Boat Slip	Two Car	Den/TV Room
	Cabana	Attached Garage	Dining Area
	Curbs		Great Room
	Deck		Laundry/Utility Room

# Berger Realty

• Since 1928 •



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

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



	Fenced Yard		Library/Study
	Outside Shower		Pantry
	Pool-In Ground		Recreation/Family
	Porch		
	Sidewalks		
	Sprinkler System		
	Enclosed      Outside		
	Shower		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Bar	Burglar Alarm	Crawl Space	Forced Air
Carbon      Monoxide	Disposal		Gas-Natural
Detector	Dishwasher		Multi-Zoned
Elevator	Dryer		
Kitchen Center Island	Gas Stove		
Security System	Microwave		
Storage	Refrigerator		
Smoke/Fire Alarm	Self Cleaning Oven		
Walk In Closet	Washer		
Cooling	HotWater	Water	Sewer
Central	Gas	Public	Public Sewer
Multi-Zoned	Tankless-gas		



Ask for Brian Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [bk@bergerrealty.com](mailto:bk@bergerrealty.com)

