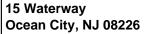
Asking \$3,249,900.00















## COMMENTS

Discover The Perfect Blend Of Luxury, Design, And Coastal Convenience In This Brand-New Ocean City, NJ Home. Designed By The Acclaimed Asher Slaunwhite Architects And Built By Clark Edwards Development, This Stunning Single-Family Residence Offers High-End Finishes And Modern Functionality—All Just Moments From The Beach And Bay. Enjoy Water Access Without The Waterfront Price! This Home Includes A Deeded ~30' BOAT SLIP, Just A 3-Minute Walk Away, Providing Direct Access To The Bay For Boating, Kayaking, Paddle-boarding, Or Simply Enjoying Life On The Water. Step Inside To Find Engineered Hardwood Flooring Throughout. The Open-Concept First-Floor Great Room Is A True Showpiece, Featuring Crown Molding, A Stunning Coffered Ceiling Framed With Exposed Beams, And Tongue-And-Groove Paneling—Adding Architectural Elegance And Warmth To The Space. The Gourmet Kitchen Is Outfitted With Sub-Zero & Wolf Appliances, A Spacious Pantry, And A Dumbwaiter For Effortless Transport Of Groceries. The Inviting Living And Dining Areas Flow Seamlessly, Creating The Perfect Ambiance For Relaxing Or Entertaining. The Second Floor Features Three Spacious En-Suite Bedrooms, Ensuring Privacy And Comfort, Along With A Second-Floor Deck To Take In The Coastal Breeze. Don't miss the additional sitting room or flex space, or even 6th bedroom. The Top Floor Adds Two Additional Bedrooms And A Full Bath—Perfect For Accommodating Additional Guests And Extended Family. Outdoor Living Is Exceptional, With A Private Pool & Spa, Expansive Covered And Uncovered Patios, And A Convenient Outdoor Shower, Changing Room, Cabana, And Storage Area-Ideal After A Day At The Beach, Bay, Or On The Boat. A 2-Car Garage (Pre-Wired For EV) Provides Ample Space For Vehicles, Bikes, And Beach Gear. This Home Is A Rare Opportunity To Enjoy A Prime Coastal Location With Bay Access, Without The Premium Of Being Directly On The Water. Whether You\'re Looking For A Primary Residence, Vacation Retreat, Or Investment Property, This Home Offers It All.

OtherRooms

Dining Room

Great Room

Eat In Kitchen

Laundry/Utility Room

Den/TV Room

	PROPERTY DETAILS	
Exterior	OutsideFeatures	ParkingGarage

Cedar Boat Slip Two Car
Vinyl Cabana Attached Garage
Patio
Pool-In Ground

Shower

Whirlpool/Spa Enclosed Outside

InteriorFeatures AppliancesIncluded Basement Heating
Kitchen Center Island Disposal Crawl Space Forced Air





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Storage Walk In Closet Dishwasher
Gas Stove
Microwave
Refrigerator
Self Cleaning Oven

Washer

Cooling Central Multi-Zoned HotWater Gas Water Public Sewer Public Sewer

Gas-Natural



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

