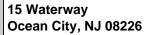
Asking \$3,249,900.00















## **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.

PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Cedar	Boat Slip	Attached Garage	Den/TV Room
Vinyl	Cabana	Two Car	Dining Room
	Enclosed Ou	tside	Eat In Kitchen
	Shower		Great Room
	Patio		Laundry/Utility Room
	Pool-In Ground		

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

Whirlpool/Spa





## Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



☑ oc17@BergerRealty.com

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

Washer

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

Gas-Natural



Ask for Christopher Malinowski Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500

Email to: cma@bergerrealty.com

