



305 15th  
Ocean City, NJ 08226

Asking \$1,999,999.00



#### COMMENTS

Open House: July 13th, 10am to Noon!! Selling price is less than recent appraised value! At just 3 years young , this like new 5 bedroom 3.5 single family property in Ocean City truly has it all. Ideally located on a corner lot, just a stones throw from the beach and boards, open the front door and be greeted with beauty and features abound. The first level consists of 4 bedrooms and 2 full bathrooms(one a Jack and Jill) which will serve as the ideal spot for family and friends to rest their heads after a fun day at the beach. Head up to second level and marvel at the stunning open concept design of the kitchen, dining room and living room. Whether it be a novice cook or experienced chef, everyone will enjoy the kitchen complete with a center island, quartz countertops, farm sink, stainless steel appliances and generous cabinet space. The large dining and living areas will serve as the ideal area to eat, chat, laugh and create memory after memory. Head up one more level to the owners suite where you will find a large master bedroom with upgraded full bathroom and a beautiful deck with ocean views. Looking for more decks? Both the first and second floor boast decks which will serve as the perfect place for that morning coffee or evening cocktail. Don't feel like carrying those groceries up the stairs? No problem, this property includes an elevator which adds an even greater degree of convenience and utility to the property. Additional interior features include cathedral ceilings, main level powder room, upgraded flooring throughout, tankless hot water heater and custom trim. The outside of the property is equally impressive starting with a ground storage area in both the front and back of the unit tall enough to stand in and large enough to store, bikes, surfboards, and other oversized items. The detached garage is an added bonus which can be used to park a car or for additional storage. The irrigation system will keep the lawn green and your flowers healthy even on the hottest of OC summer days. Speaking of hot summer days, don't forget to cool off in the outside shower. Come check it out!

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	Detached Garage	Den/TV Room
	Deck	One Car	Dining Room
	Outside Shower		Eat In Kitchen
	Sidewalks		Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher	Partially Furnished	Crawl Space
Cathedral Ceiling	Dryer	See Remarks	
Elevator	Microwave		
	Self Cleaning Oven		

# Berger Realty

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