

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**3708 Westminster**  
**Ocean City, NJ 08226**

**Asking \$2,595,000.00**



## COMMENTS

Elegant Coastal Living on an Expansive Elevated Lot Set on a generous 8,800 sq. ft. elevated lot with a custom retaining wall and fencing, this exceptional 5-bedroom, 4-bath residence offers approximately 3,400 +/- sq. ft. of thoughtfully designed living space - blending luxury, functionality, and privacy. Step inside to find an expansive open-concept living area and a large chef's kitchen outfitted with an upgraded appliance package, perfect for entertaining. The spacious layout includes a dedicated study, ample storage areas, and an upgraded fireplace that serves as a stunning centerpiece. Anderson sliding doors open to extra-large decks, seamlessly connecting indoor and outdoor living spaces. Enjoy the convenience of a private elevator, hardwood flooring throughout, designer window treatments and draperies, and a state-of-the-art Sonos surround sound and TV system for immersive entertainment. The home also features Lutron-controlled exterior lighting, a fully pre-wired garage for electric vehicle charging, and an irrigation meter for efficient lawn care. Relax by the heated pool or host gatherings on the beautifully lit decks, all while enjoying the privacy and views offered by this oversized lot. The extra-large 2-car garage provides ample space for vehicles and storage. With a balance of sophisticated upgrades and thoughtful conveniences, this home delivers elevated coastal living at its finest.

## PROPERTY DETAILS

OutsideFeatures  
Deck

ParkingGarage  
Two Car

OtherRooms  
Laundry/Utility Room

InteriorFeatures  
Elevator  
Kitchen Center Island  
Smoke/Fire Alarm  
Storage



Ask for Michael Wallitsch  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330

Also included: Heating, Cooling, Multi-Zoned  
Email to: mow@bergerrealty.com



Water  
Public

Sewer  
Public Sewer