Asking \$4,199,000.00









117 17th Street Ocean City, NJ 08226



COMMENTS

Experience unparalleled bayfront living in this impeccably maintained custom single-family home, ideally positioned at the mouth of the lagoon with sweeping open bay views. This bayfront retreat features 3 spacious bedrooms plus an expansive loft that currently functions as a 4th bedroom, along with 2 full bathrooms. Inside, design meets comfort with multi-zone gas heating and central air, rich engineered flooring throughout the 1st floor, and a sun-drenched openconcept layout. The large open kitchen is perfect for the entertainer, complete with an oversized marble-topped center island, stainless steel appliances, a beverage fridge, and coastal wood cabinets. The living room is centered around a cozy wood-burning fireplace with gas starter, is lined with windows that frame breathtaking water views. Upstairs, the luxurious primary suite offers cathedral ceilings, a private bayfront balcony, and a spa-inspired en-suite bath with a double vanity, steam shower, and walk-in closet. You will find 2 additional bedrooms, a laundry room, and full bath this level. The top-floor loft offers flexibility as a fourth bedroom, office, or secondary lounge space. Outdoor living is exceptional with multiple decks designed for relaxation and entertaining, a fenced yard, and direct access to the open bay with a private boat slip and lift, plus dual WaveRunner docks. Enjoy front-row views to Ocean City's famed Night in Venice and picture-perfect sunsets every evening. This home will give you the ultimate bay life!

PROPERTY DETAILS

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Exterior Vinyl	OutsideFeatures Boat Slip Curbs Deck Fenced Yard Paved Road Sidewalks Sprinkler System	ParkingGarage Attached Garage Auto Door Opener Two Car	OtherRooms Eat In Kitchen Laundry/Utility Room Loft Storage Attic

InteriorFeatures AppliancesIncluded AlsoIncluded Basement
Bar Burglar Alarm Blinds Crawl Space
Carbon Monoxide Dishwasher

Detector Disposal
Cathedral Ceiling Dryer
Kitchen Center Island Gas Stove
Security System Microwave
Smoke/Fire Alarm Refrigerator
Storage Washer





Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076



info@bergerrealty.com

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Description:

□ info@bergerrealty.com

□ info@bergerrealty.

Walk In Closet

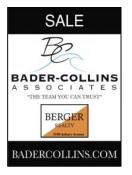
Cooling Heating Ceiling Fan(s) Forced Air Gas-Natural Central Multi-Zoned

Multi-Zoned

HotWater Water Public Gas

Public Sewer

Sewer



Ask for Bader - Collins Associates Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: bca@bergerrealty.com http://www.BADERCOLLINS.com

