



117 17th Street  
Ocean City, NJ 08226

Asking \$4,199,000.00



**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 open-concept 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**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Boat Slip	Two Car	Eat In Kitchen
	Curbs	Attached Garage	Laundry/Utility Room
	Deck	Auto Door Opener	Loft
	Fenced Yard		Storage Attic
	Paved Road		
	Sidewalks		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Bar	Burglar Alarm	Blinds	Crawl Space
Cathedral Ceiling	Disposal		
Carbon Monoxide Detector	Dishwasher		
	Dryer		
Kitchen Center Island	Gas Stove		
Security System	Microwave		
Storage	Refrigerator		
Smoke/Fire Alarm	Washer		

# Berger Realty

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