



117 17th Street  
Ocean City, NJ 08226

Asking \$3,995,000.00



**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          | Attached Garage  | Eat In Kitchen       |
|                       | Curbs              | Auto Door Opener | Laundry/Utility Room |
|                       | Deck               | Two Car          | Loft                 |
|                       | Fenced Yard        |                  | Storage Attic        |
|                       | Paved Road         |                  |                      |
|                       | Sidewalks          |                  |                      |
|                       | Sprinkler System   |                  |                      |
| 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

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