

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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308 13th  
Ocean City, NJ 08226

Asking \$1,599,900.00



## COMMENTS

**\*\*Be in your new construction home by Fourth of July!\*\*** Welcome to 308 13th Street, an exquisite new construction in the heart of Ocean City, NJ. This stunning home offers four spacious bedrooms and three and a half luxurious bathrooms, perfectly designed for modern living. Centrally located, you're just steps away from the beach and the iconic boardwalk, making it an ideal spot for both relaxation and entertainment. Step inside to discover the elegance of white oak hardwood flooring throughout, complemented by beautifully tiled bathrooms. The large master suite is a true retreat, featuring a generous walk-in closet. Enjoy the outdoors from multiple decks, complete with a built enclosure and an outdoor TV/fireplace, perfect for entertaining or unwinding after a long day. Large Rooftop deck with Ocean and Bay Views! For those seeking additional luxury, GE Monogram Appliances, Farm house Sink and tile backsplash. The exterior boasts vinyl cedar impression siding and top-quality finishes, ensuring durability and style. Don't miss the opportunity to own this exceptional property. Call today to review plans and specifications and make this dream home yours!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	Attached Garage	Breakfast Nook
	Deck	Auto Door Opener	Dining Area
	Outside Shower	One Car	Eat In Kitchen
	Sidewalks		Great Room
	Sprinkler System		Laundry/Utility Room
	<b>Ask for Tom Melchionni</b> <b>Berger Realty Inc.</b> <b>3160 Asbury Avenue, Ocean City</b> <b>Call: 609-399-0076</b> <b>Email: tom@bergerrealty.com</b>		
	Appliances Included	Basement	Heating
	Dishwasher	Crawl Space	
	Disposal		
	Dryer		
	Gas		
	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		



Cooling  
Ceiling Fan(s)  
Central

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer