



**16 Marshall Lane**  
**Ocean City, NJ 08226**

**Asking \$9,475,000.00**



**COMMENTS**

ACHRISTAVEST DOES IT AGAIN! The most prestigious home on Ocean City's broadest stretch of Riviera lagoon, this custom-crafted home by Achristavest Fine Home Builders is a true work of art. Featuring: 6 BR's, 5 Full & 2 half BA's, every inch of this residence reflects an unparalleled level of design and detail. The open-concept main level offers incredible panoramic water views, a stunning chef's kitchen with Wolf 8-burner range, Sub-Zero refrigeration, oversized Quartzite island with large sink, Subzero and Wolf appliance package with cabinet panels and an elegant wet bar with wine storage and an ice maker. Thoughtful touches such as custom shiplap ceilings, a grand fireplace, and seamless flow to the dining area overlooking the water and pool elevate the living experience. Take the stunning private elevator to the second level, where you'll discover four beautifully appointed bedrooms and a sophisticated sitting room that captures breathtaking water views. Each bathroom features elegant finishes and motion-sensor under-vanity lighting for a luxurious touch. Every bedroom has been thoughtfully customized with expert craftsmanship. Step out onto the front IPE deck for panoramic views of the Ocean City skyline, or retreat to the rear IPE deck overlooking the wide open lagoon and take a refreshing dip into the custom heated Gunite pool with autofill, aqua-link, sun-shelf with umbrella holder and spa jets at bench seat! The third level is dedicated to the expansive primary suite, complete with a serene sitting area, a full wet bar, and two private decks. A spacious walk-in closet with its own laundry offers convenience and luxury, while the spa-like en suite bath invites you to unwind in the soaking tub as you take in spectacular sunset views. End your day with a glass of your favorite drink on the private deck, overlooking the tranquil waters—an everyday escape.

**PROPERTY DETAILS**

|                           |                |          |          |        |                      |
|---------------------------|----------------|----------|----------|--------|----------------------|
| Exterior                  | Outside        | Features | Parking  | Garage | Other                |
| Fiber Cement Board Siding | Boat Slip      | Curbs    | Attached | Garage | Den/TV Room          |
|                           | Deck           |          | One Car  |        | Dining Area          |
|                           | Enclosed       | Outside  |          |        | Eat In Kitchen       |
|                           | Shower         |          |          |        | Great Room           |
|                           | Fenced Yard    |          |          |        | Laundry/Utility Room |
|                           | Outside Shower |          |          |        | Pantry               |
|                           | Patio          |          |          |        | Recreation/Family    |
|                           | Paved Road     |          |          |        |                      |
|                           | Pool-In Ground |          |          |        |                      |
|                           | Porch          |          |          |        |                      |
|                           | Sidewalks      |          |          |        |                      |

# Berger Realty

• Since 1928 •



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## Sprinkler System

| Interior Features        |  | Appliances Included | Also Included | Heating      |
|--------------------------|--|---------------------|---------------|--------------|
| Carbon Monoxide Detector |  | Dishwasher          | Blinds        | Gas-Natural  |
| Cathedral Ceiling        |  | Dryer               | Curtains      |              |
| Elevator                 |  | Gas Stove           |               |              |
| Kitchen Center Island    |  | Microwave           |               |              |
| Skylight(s)              |  | Refrigerator        |               |              |
| Smoke/Fire Alarm         |  | Self Cleaning Oven  |               |              |
| Walk In Closet           |  | Washer              |               |              |
| Cooling                  |  | Hot Water           | Water         | Sewer        |
| Central                  |  | Tankless-electric   | Public        | Public Sewer |
| Electric                 |  |                     |               |              |
| Multi-Zoned              |  |                     |               |              |



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