



140 Simpson Ave  
Ocean City, NJ 08226

Asking \$2,595,000.00



COMMENTS

Discover unmatched luxury living in Ocean City, NJ, with this newly constructed single-family masterpiece offering sweeping water and sunset views. Thoughtfully designed with exceptional craftsmanship, this home features detailed millwork, a flexible floor plan, and generous spaces for entertaining both indoors and out. Key highlights include a spacious outdoor area with a heated saltwater pool, a four-stop elevator, multiple decks, and a private master suite with panoramic vistas. The first floor offers a peaceful backyard retreat, complete with a rear deck and a well-sized patio surrounding the in-ground heated saltwater pool — ideal for both relaxation and entertaining. Inside, timeless elegance shines with engineered wide white oak hardwood flooring throughout. The inviting living area centers around a cozy fireplace, flowing seamlessly into a custom gourmet kitchen outfitted with top-tier appliances, luxurious leathered quartzite countertops, a large island, soft-close inlaid wood cabinetry, a designer tile backsplash, and a stunning custom range hood with wood accents. Nearby, a versatile flex room provides a quiet escape or the perfect home office, overlooking the serene backyard. A conveniently located powder room and elevator complete this level. Upstairs on the second floor, you'll find four beautifully appointed bedrooms — two of which are luxurious en-suites with private decks and spectacular water views. Each space is enhanced with distinctive millwork and bathrooms that exude sophistication, featuring elegant tilework, stylish vanities, and sleek glass-enclosed showers. The dramatic top level is dedicated entirely to the private primary suite — a sanctuary offering unmatched bay and sunset views, a large private deck, a wet bar, and an array of upscale comforts crafted for ultimate indulgence. This is a rare opportunity to own a truly exceptional home in a sought-after Ocean City neighborhood — just a short walk to waterfront dining, boating, fishing, and other coastal activities, with convenient access to top local restaurants and attractions. Don't miss your chance to enjoy summer living at its finest in this exquisite coastal retreat.

PROPERTY DETAILS

|                  |                    |               |                      |
|------------------|--------------------|---------------|----------------------|
| Exterior         | OutsideFeatures    | ParkingGarage | OtherRooms           |
| Stone            | Curbs              | One Car       | Dining Area          |
| Vinyl            | Deck               |               | Eat In Kitchen       |
|                  | Fenced Yard        |               | Laundry/Utility Room |
|                  | Outside Shower     |               |                      |
|                  | Pool-In Ground     |               |                      |
|                  | Sidewalks          |               |                      |
|                  | Sprinkler System   |               |                      |
| InteriorFeatures | AppliancesIncluded | Basement      | Heating              |

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



|                       |          |                        |             |                           |
|-----------------------|----------|------------------------|-------------|---------------------------|
| Carbon<br>Detector    | Monoxide | Dishwasher<br>Disposal | Crawl Space | Forced Air<br>Gas-Natural |
| Elevator              |          | Dryer                  |             |                           |
| Kitchen Center Island |          | Gas Stove              |             |                           |
| Smoke/Fire Alarm      |          | Microwave              |             |                           |
| Walk In Closet        |          | Refrigerator           |             |                           |
|                       |          | Self Cleaning Oven     |             |                           |
|                       |          | Washer                 |             |                           |
| Cooling               |          | HotWater               | Water       | Sewer                     |
| Ceiling Fan(s)        |          | Gas                    | Public      | Public Sewer              |



Ask for Alexandra Caulfield  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [aic@bergerrealty.com](mailto:aic@bergerrealty.com)

