



34 16th  
Ocean City, NJ 08226

Asking \$2,795,000.00



COMMENTS

Introducing a rare opportunity to own an extraordinary waterfront residence in the heart of Ocean City's coveted Carnival Lagoon. Custom-built and thoughtfully designed across three spectacular levels, this coastal sanctuary offers 4 spacious bedrooms, 3 full baths, a powder room, and an effortless blend of casual elegance and timeless luxury. Inside, a soft, serene color palette complements exquisite finishes, including Quartzite countertops, a designer tile backsplash, and premium Jenn-Air stainless steel appliances in the gourmet kitchen. A grand center island anchors the open living and dining spaces, where a gas fireplace and sweeping lagoon views set a stunning backdrop for entertaining. Seamless indoor-outdoor living is yours with expansive covered decks — perfect for morning coffee, afternoon breezes, and sunset cocktails — as well as a private rooftop deck offering breathtaking panoramic vistas. Every detail has been meticulously curated, from custom millwork and engineered hardwood floors to Andersen windows and doors, two-zone gas heat, and elegantly tiled baths. The home's exterior is equally refined, featuring durable Hardie Plank siding, an Alaskan cedar roof, and IPE decking, all designed for both beauty and resilience. Along the private waterfront, enjoy generous outdoor space ideal for gatherings with family and friends. Situated on one the largest lagoons on the island, this is a prime location for the annual Night in Venice Boat Parade. Perfectly positioned to capture endless sunshine and serene water views, this unparalleled residence invites you to experience the ultimate coastal lifestyle. A true waterfront jewel — and an opportunity not to be missed.

PROPERTY DETAILS

|                       |                    |               |                      |
|-----------------------|--------------------|---------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage | OtherRooms           |
| Vinyl                 | Boat Slip          | One Car       | Dining Area          |
|                       | Deck               |               | Dining Room          |
|                       | Patio              |               | Eat In Kitchen       |
|                       | Paved Road         |               | Laundry/Utility Room |
|                       | Sidewalks          |               |                      |
| InteriorFeatures      | AppliancesIncluded | Heating       | Cooling              |
| Carbon Monoxide       | Dishwasher         | Forced Air    | Ceiling Fan(s)       |
| Detector              | Disposal           | Gas-Natural   | Central              |
| Kitchen Center Island | Dryer              | Multi-Zoned   |                      |
|                       | Gas Stove          |               |                      |
|                       | Microwave          |               |                      |
|                       | Refrigerator       |               |                      |
|                       | Self Cleaning Oven |               |                      |

# Berger Realty

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