

# Berger Realty

Since 1928



**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**1208 Pleasure Avenue**  
**Ocean City, NJ 08226**

**Asking \$6,495,000.00**



## COMMENTS

Breathtaking New Construction BAYFRONT Single family home! Waterfront masterpiece featuring 6 bedrooms, 6 full baths, powder room plus a den! Sunsets galore from the BAYFRONT decks! Boasting an exquisite Gourmet kitchen with center island with additional seating, Quartz counters, tile backsplash, built in Jenn Aire fridge, 36" Prograde range dining room, spacious living room with gas fireplace and VIEWS! Elevator to soar in between floors, den for an extra entertaining area or private office, walk in closets, laundry room, gas heat, central air and more! Heated, Gunnite saltwater POOL with lighting package & automation. Manicured grounds, two car garage, additional parking, Hardie plank siding, fenced yard, sprinkler system and the list goes on! Two deep water boat slips, one with boat lift!

## PROPERTY DETAILS

|             |                     |                                |                      |
|-------------|---------------------|--------------------------------|----------------------|
| Exterior    | Outside Features    | Parking/Garage                 | Other Rooms          |
| See Remarks | Boat Slip           | Attached Garage                | Den/TV Room          |
|             | Cabana              | Two Car                        | Dining Area          |
|             | Deck                |                                | Eat In Kitchen       |
|             | Fenced Yard         |                                | Laundry/Utility Room |
|             | Paved Road          |                                |                      |
|             | Pool-In Ground      |                                |                      |
|             | Sprinkler System    |                                |                      |
|             | Appliances Included | Heating                        | Cooling              |
|             | Disposal            | Ask for Michael Valleschi      | Ceiling Fan(s)       |
|             | Dishwasher          | Berger Realty Inc              | Central              |
|             | Dryer               | 1330 Bay Avenue, Ocean City    |                      |
|             | Gas Stove           | Call: 609-391-1330             |                      |
|             | Microwave           | Email to: mow@bergerrealty.com |                      |
|             | Refrigerator        |                                |                      |
|             | Self Cleaning Oven  |                                |                      |
|             | Washer              |                                |                      |
| Gas         | Water               | Sewer                          |                      |
|             | Public              | Public Sewer                   |                      |

