



**3216 Pacific  
Longport, NJ 08403**

**Asking \$6,599,999.00**



#### COMMENTS

Elevated coastal elegance with incredible craftsmanship in every detail...this custom build by The Ballias Group has been the talk of the town, and now can be yours. Outdoors you will find direct ocean views from over 1000 square feet of mahogany covered decking, with two levels to dine and relax. The covered veranda leads to a 15x8 inground gunite pool surrounded by 12" custom marble coping patio, luxury everywhere you look. The flow of the home is an entertainer's dream with grand open dining and living areas as well as private areas to retreat. Soaring 9.5' coffered ceilings and custom 16' fully extendable sliders allow for direct ocean breezes that feel as if you are already on the beach. No detail was spared in a true chef's kitchen built for entertaining with stunning stone countertops, custom cabinetry, a 36" Sub-Zero refrigerator, 36" Sub-Zero freezer, Miele appliances and coffee machine. Enter the scullery to find additional custom cabinetry, an additional double oven, and oversized sink keeping both food prep and storage out of sight. Arrive via the four stop elevator to the private primary suite encompassing the entire top floor with panoramic ocean views. Pass through the oversized custom built primary closet and enter the primary bath, a retreat all in it's own. With walnut vanity, striking stone and marble, and an oversized double head steam shower no detail was spared. Each of the 5 baths has a spa-like feel with honed Calacatta marble tile and lux iceberg marble vanity tops. With 4 bedrooms, a den, and a true dedicated office there is plenty of room for both family and guests to enjoy your coastal retreat at the shore. With upgrades like Anderson architectural series windows, interior carpentry trim throughout that is often overlooked in most builds, a custom audio system both indoors and out with wiring and panels thoughtfully tucked away in a tech closet, this is not a builder grade spec house. This is a home built to last generations with timeless finishes to match. See and feel the difference!

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Curbs	Two Car	Dining Area	Carbon Monoxide
Deck		Eat In Kitchen	Detector
Fenced Yard		Laundry/Utility Room	Elevator
Outside Shower		Library/Study	Kitchen Center Island
Patio		Pantry	Security System
Pool-In Ground			Smoke/Fire Alarm
Sprinkler System			Walk In Closet
Enclosed Outside Shower			

AppliancesIncluded	AlsoIncluded	Heating	Cooling
--------------------	--------------	---------	---------

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Burglar Alarm  
Disposal  
Dishwasher  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

HotWater  
Tankless-electric

Blinds  
Furnished

Water  
Public

Forced Air

Sewer  
Public Sewer

Central  
Multi-Zoned



Ask for Ludwik Samselski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [ls@bergerrealty.com](mailto:ls@bergerrealty.com)

