

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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6104B Monmouth  
Ventnor, NJ 08406

Asking \$1,399,000.00



## COMMENTS

This is NOT a condo, NOT a townhome, NOT a duplex!! This is a single family home priced UNDER MARKET VALUE and is the STEAL of the Summer!! Unmatched Bayfront Value – Luxury New Construction! Experience the best of coastal living in this single-family home perfectly positioned with sweeping bay views. This brand-new 4-bedroom, 4.5-bath residence offers incredible value for luxury waterfront living. Enjoy panoramic water views from the expansive living area and the serene primary suite. Thoughtfully designed for flexibility, the spacious layout allows for the easy addition of a 5th (or more) bedroom—ideal for guests, multigenerational living, or a dedicated home office. A deep garage provides ample space for storage or all your beach and bay gear. Every detail in this home speaks to quality, style, and comfort.

## PROPERTY DETAILS

|                  |                    |                                |                      |
|------------------|--------------------|--------------------------------|----------------------|
| Exterior         | OutsideFeatures    | ParkingGarage                  | OtherRooms           |
| Brick Face       | Deck               | Attached Garage                | Den/TV Room          |
| Vinyl            | Sidewalks          | One and Half Car               | Dining Area          |
|                  |                    |                                | Eat In Kitchen       |
|                  |                    |                                | Laundry/Utility Room |
|                  |                    |                                | Recreation/Family    |
| InteriorFeatures | AppliancesIncluded | Heating                        | Cooling              |
|                  | Dishwasher         | Gas-Natural                    | Central              |
|                  | Dishwasher         | Call for Marianne Johnson      |                      |
|                  | Dryer              | Berger Realty Inc              |                      |
|                  | Gas Stove          | 3160 Asbury Avenue, Ocean City |                      |
|                  | Microwave          | Call: 609-399-0076             |                      |
|                  | Refrigerator       | Email: info@bergerrealty.com   |                      |
|                  | Washer             |                                |                      |
|                  | Water              | Sewer                          |                      |
|                  | Public             | Public Sewer                   |                      |

