



**2104 Bay  
Ocean City, NJ 08226**

**Asking \$6,295,000.00**



#### COMMENTS

Luxury Lagoon Living at Its Finest! Welcome to your personal oasis on the coveted Marcus Harbor Lagoon. This spectacular 3-year-young residence spans an impressive 4400 sq ft, offering 6 spacious bedrooms and 5.5 spa-inspired baths. Whether you're entertaining in the expansive great room or prepping gourmet meals in the chef's kitchen, this home delivers elevated coastal elegance throughout. Step outside to enjoy one of the 6 decks, 4 offering jaw-dropping views of fiery sunsets over the bay. Dive into your private in-ground pool, challenge friends to a round on the putting green, or take your boat out with ease thanks to the state-of-the-art lift. Complete with an elevator for effortless access across all levels, this gem is designed for comfort, entertainment, and indulgence. Lagoon living doesn't get better than this! Come check it out to see all this wonderful property has to offer!

#### PROPERTY DETAILS

|                       |                    |                  |                      |
|-----------------------|--------------------|------------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage    | OtherRooms           |
| Fiber Cement Board    | Boat Slip          | Attached Garage  | Den/TV Room          |
| Siding                | Curbs              | Auto Door Opener | Dining Area          |
| See Remarks           | Deck               | Heated Garage    | Eat In Kitchen       |
| Vinyl                 | Fenced Yard        | See Remarks      | Great Room           |
|                       | Outside Shower     | Two Car          | Laundry/Utility Room |
|                       | Patio              |                  | Library/Study        |
|                       | Pool-In Ground     |                  | Pantry               |
|                       | Porch              |                  | Recreation/Family    |
|                       | Sidewalks          |                  |                      |
|                       | Sprinkler System   |                  |                      |
| InteriorFeatures      | AppliancesIncluded | AlsoIncluded     | Heating              |
| Carbon Monoxide       | Burglar Alarm      | Blinds           | Forced Air           |
| Detector              | Dishwasher         | Curtains         | Gas-Natural          |
| Cathedral Ceiling     | Disposal           | Drapes           | Multi-Zoned          |
| Elevator              | Dryer              | Furnished        | See Remarks          |
| Kitchen Center Island | Gas Stove          | Rugs             |                      |
| Security System       | Microwave          | See Remarks      |                      |
| Smoke/Fire Alarm      | Refrigerator       | Shades           |                      |
| Storage               | Self Cleaning Oven |                  |                      |
| Walk In Closet        | Washer             |                  |                      |
| Cooling               | HotWater           | Water            | Sewer                |

# Berger Realty

• Since 1928 •



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Ceiling Fan(s)  
Central  
Multi-Zoned

Tankless-gas

Public

Public Sewer



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