



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