



**1116 Ocean Ave, Unit #C**  
**Ocean City, NJ 08226**

**Asking \$2,299,000.00**



#### COMMENTS

LOCATION, LUXURY, LIFESTYLE - you can have it ALL with this spectacular NEW CONSTRUCTION TOP FLOOR condo with spectacular OCEAN VIEWS, a Roof Top Deck, and a place where unbeatable location meets Jersey Shore Luxury Living! Situated on a whopping 50x135 lot & positioned in one of Ocean City's most desirable locations, this exceptional 6-bedroom/ 5-bath luxury brand new shore home boasts an expansive 2,360 sq ft of spacious shore house....way LARGER living space than any other 5 to 6 bed condo units currently offered on the market & competitively lower priced! YOU NEED TO COME SEE IT TO BELIEVE IT! Park your car in your private garage and enjoy the resort beach town lifestyle—bike, walk, or stroll along the boardwalk right outside your door. This spacious and stunning upper-level condo offers top-level ocean views and refreshing sea breezes. Access your private sanctuary via your own elevator or stairway to discover an open-concept layout ideal for relaxing and entertaining, as this property is designed for elevated coastal living. The gourmet kitchen is a chef's dream, featuring: Calacatta Laza quartz countertops, GE Café Series stainless appliances, Pearl glazed shaker cabinetry with a contrasting Hazel shaker island, 33" farmhouse sink with matte black fixtures. Home includes water-resistant LVP flooring, in-unit full size washer/dryer, attached garage and parking. Gather around the oversized island, dine in style, or cozy up by the gas fireplace in the living room after enjoying a sun and salt soaked beach day or family fun night on the boards! The primary suite offers resort-style relaxation with a walk-in closet, cozy sitting area, direct deck access, and a spa-inspired en suite bath featuring: dual vanities, oversized dual-head walk-in shower. The two Junior Suites offer private retreats for guests, while additional bedrooms and a den ensure everyone has space to recharge in comfort and style after a day a hot beach day. But it doesn't end there... walk outside onto your expansive wrap-around deck for a morning cup of coffee during sunrise in the ocean air, or enjoy a quiet afternoon sunbathing in your chaise lounge, or a relaxing evening cocktail as you take in panoramic views of America's Greatest Family Resort—all accessible from the living area, dining room, and primary suite. Or, head up to the ROOFTOP DECK and catch magnificent sunsets over the bay. All of this also makes this condo an unbelievable gem investment property, perhaps attracting some of the highest weekly rates during the height of the season which may serve as a HIGH-PERFORMING CASH COW rental investment asset for your family with write offs? It simply checks every box as it can serve as both your personal vacation home you've always aspired to own and an incredible cash flow investment in a high rent district location that is second to none! Whether you're building memories with family or capitalizing on Ocean City's thriving rental cash flow market, 1116 Ocean Avenue, Unit C is a rare opportunity to own a slice of luxury at the shore —just bring your flip-flops! Schedule your private showing today and make your next move your best prized investment so far!

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



## PROPERTY DETAILS

|                                      |                           |                                                                                |                                                                                      |
|--------------------------------------|---------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Exterior<br>Shingle<br>Stone         | ParkingGarage<br>One Car  | OtherRooms<br>Den/TV Room<br>Dining Area<br>Great Room<br>Laundry/Utility Room | InteriorFeatures<br>Elevator<br>Fireplace(s)<br>Foyer<br>Master Bath<br>Pets Allowed |
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Central<br>Gas | HotWater<br>Gas                                                                | Water<br>Private                                                                     |
| Sewer<br>Private                     |                           |                                                                                |                                                                                      |



Ask for Thomas Byrne  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [tfb@bergerrealty.com](mailto:tfb@bergerrealty.com)

