



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

**Asking \$2,150,000.00**



#### COMMENTS

Are you looking for a PREMIER VACATION HOME in an unbeatable location to call your own? Or are you looking for a HIGH-PERFORMING CASH COW rental investment property with write offs? Well, this gem of a property CHECKS EVERY BOX as it can serve as BOTH your personal vacation home you've always aspired to own, and as an incredible income producing asset in a high rent district location that is second to none! Seaside Luxury Oasis await you in this fabulous condo – ideally located just steps from white soft sandy guarded beach & world famous Boardwalk! Situated on a whopping 50x135 lot & positioned in one of Ocean City's most desirable locations, this exceptional 6-bedroom/ 5-bath luxury NEW CONSTRUCTION condo 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. And the property itself is designed for elevated coastal living. Enter through your private elevator or interior staircase into a bright, open-concept modern living space ideal for hosting your family and all your friends. 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. Whether you're building memories with family or capitalizing on Ocean City's thriving rental cash flow market, 1116 Ocean Avenue, Unit B 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!

#### PROPERTY DETAILS

|                     |                          |                           |                              |
|---------------------|--------------------------|---------------------------|------------------------------|
| Exterior<br>Shingle | ParkingGarage<br>One Car | OtherRooms<br>Den/TV Room | InteriorFeatures<br>Elevator |
|---------------------|--------------------------|---------------------------|------------------------------|

# Berger Realty

• Since 1928 •



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Stone

Dining Area  
Great Room  
Laundry/Utility Room

Fireplace(s)  
Foyer  
Kitchen Center Island  
Master Bath

Heating  
Forced Air  
Gas-Natural

Cooling  
Central  
Gas

HotWater  
Gas

Water  
Private

Sewer  
Private

