



7 6th Street  
Ocean City, NJ 08226

Asking \$1,125,000.00



#### COMMENTS

Welcome to your slice of paradise in the heart of town! Discover the exquisite charm of bay living in this incredible 4-bedroom, 3.5-bathroom townhome, ideally situated to offer both convenience and serenity. Nestled within easy reach of the vibrant marina district, the iconic 9th Street Bridge, and the bustling shops on Asbury, this home is the ideal haven for year-round living or a serene second retreat. Step into the inviting foyer on the first floor, where a flexible bedroom/den space awaits, complete with a full bathroom and a well-equipped laundry room—perfect for welcoming guests or creating a cozy home office. Ascend to the second floor and find your heart stolen by the spacious living room. Here, a beautifully crafted custom wood fireplace beckons, coupled with sliding glass doors that lead to a generous front porch. This delightful outdoor space becomes your go-to spot for dining al fresco, entertaining friends and family, or simply basking in the breathtaking bay views. The second floor also hosts a modern kitchen that delights with a center island and a convenient pantry, making meal preparation a joy. A handy half bathroom completes this level, ensuring comfort and functionality. The third floor is your retreat, featuring a luxurious primary suite adorned with a fully tiled bathroom and a private deck. This secluded spot offers a front-row seat to stunning sunrises and sunsets over the bay, creating a magical backdrop for unwinding or sipping your morning coffee. Additionally, this level houses two more comfortable bedrooms, an extra full bathroom, and an adjoining rear deck for those quiet moments of reflection. This townhome doesn't just offer beautiful interiors. Step outside to experience amenities that elevate your living experience. Enjoy modern comforts with gas heat, central air, and upgraded lighting throughout. Two carport parking spots ensure ease and convenience, while an outdoor shower provides the ideal post-beach rinse. One of the most unique features of this property is its fee simple property, meaning you own the land with LOW FEES, presenting a rare opportunity to own your very own 21-foot boat slip! Spend your days on the water, dock your boat or jet ski, and relish in the joy of fishing or crabbing right off the dock. This opportunity to embrace unparalleled bay living won't last long. Secure your dream home now and start crafting treasured memories in this vibrant, centrally located community. Call today to make this exceptional townhome yours!

#### PROPERTY DETAILS

|          |               |                      |                       |
|----------|---------------|----------------------|-----------------------|
| Exterior | ParkingGarage | OtherRooms           | InteriorFeatures      |
| Stucco   | None          | Den/TV Room          | Fireplace(s)          |
|          |               | Dining Area          | Kitchen Center Island |
|          |               | Great Room           | Master Bath           |
|          |               | Laundry/Utility Room | Pets Allowed          |
|          |               | Pantry               | Skylight              |
|          |               |                      | Wall to Wall Carpet   |

# 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)



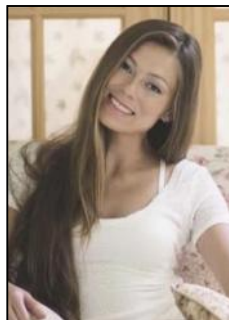
Heating  
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Gas

Water  
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Public Sewer



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

