



## 616 Atlantic Ocean City, NJ 08226

Asking \$1,649,000.00



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Goodrooms.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

616-618 Atlantic Avenue

### COMMENTS

Exquisite Coastal Retreat Just Steps from Ocean City's Pristine Shoreline Indulge in the ultimate seaside lifestyle with this stunning luxury duplex, ideally located just one block from Ocean City's iconic boardwalk and sun-drenched beaches. Whether you're searching for your dream shore escape or a high-performing investment, this home delivers on every level. Step inside and feel instantly at ease in the open-concept living space, where sophisticated coastal charm meets modern comfort. The sun-filled living room, wrapped in expansive windows, offers beautiful natural light and breezy coastal views—perfect for both quiet mornings and lively gatherings. Custom finishes and architectural touches throughout create a warm, inviting feel that makes you never want to leave. The dining area flows seamlessly into the gourmet chef's kitchen—complete with premium stainless steel appliances, quartz countertops, custom cabinetry, and a large center island with bar seating. Whether you're cooking for the family or hosting friends for a weekend getaway, this space is built to impress. With five spacious bedrooms, there's room for everyone. The primary suite feels like a private resort with its spa-style bathroom featuring dual vanities, a glass-enclosed shower, and elegant designer details. Each additional bedroom is thoughtfully designed with comfort and storage in mind—perfect for guests or renters alike. Additional highlights include a full laundry room with large appliances and smart storage solutions throughout the home. Outside, you're just moments from the heart of Ocean City—walk to the beach, bike the boardwalk, or explore the nearby shops, restaurants, and attractions. It's the perfect place to make memories, whether for a weekend or a lifetime. Bonus Investment Opportunity: This condo also makes for an exceptional rental property, with weekly summer income potential of up to \$10,000 per week. Take advantage of the strong short-term rental market and enjoy a beautiful home that works for you even when you're not there. Don't miss your chance to own a slice of the Jersey Shore lifestyle—luxury, location, and income potential all in one.

### PROPERTY DETAILS

|                       |                                              |                                                           |                                                                                                                                     |
|-----------------------|----------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl     | ParkingGarage<br>Auto Door Opener<br>One Car | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Great Room | InteriorFeatures<br>Cathedral Ceiling(s)<br>Fireplace(s)<br>Hardwood Floors<br>Kitchen Center Island<br>Master Bath<br>Pets Allowed |
| Heating<br>Forced Air | Cooling<br>Ceiling Fan(s)                    | HotWater<br>Gas                                           | Water<br>Public Water                                                                                                               |

# Berger Realty

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Gas-Natural

Central

Sewer

Public Sewer



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