



**38 Arkansas**  
**Ocean City, NJ 08226**

**Asking \$8,500,000.00**



**COMMENTS**

This magnificent new construction home is the latest project from local esteemed builder, Halliday Leonard. This rare OVERSIZED 80' x 105' waterfront lot is truly a unique opportunity offering 7 bedrooms, 5.5 baths, and spanning over 5,100 square feet. This masterpiece will be the perfect home for your friends and family to enjoy summers on the water, or for year-round living. Located on the Arkansas Ave & Walnut Road canal in the Riviera neighborhood, which gives you quick access to the open bay. You'll keep everyone active and entertained at home with a brand new dock, multiple decks, and a pool. The exterior's classic cedar siding invokes memories of generational summer cottages, and the interior will be finished to the highest standards. Some interior features will include two fireplaces; one in the living room, one in the master bedroom, a custom kitchen with a massive island and Wolf/SubZero appliance package, and an elevator for convenient access to the second and third floors. The second floor offers 5 bedrooms, including two ensembles and an expansive master suite. The two other bedrooms share a jack-and-jill bath. Head up to the third floor to find two more generously sized bedrooms, a full bath, and a recreation room that opens to a sunny deck. There is also a large loft space on the third floor, perfect for a play area, an office space, or possibly a fitness area. Don't put off investing in a home for your family's dreams to become happy memories.

**PROPERTY DETAILS**

|                       |                    |                  |                      |
|-----------------------|--------------------|------------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage    | OtherRooms           |
| Cedar                 | Boat Slip          | Attached Garage  | Dining Area          |
|                       | Curbs              | Auto Door Opener | Great Room           |
|                       | Deck               | Two Car          | Laundry/Utility Room |
|                       | Pool-In Ground     |                  | Library/Study        |
|                       | Porch              |                  | Loft                 |
|                       | Sidewalks          |                  | Pantry               |
|                       | Sprinkler System   |                  |                      |
| InteriorFeatures      | AppliancesIncluded | Basement         | Heating              |
| Elevator              | Dishwasher         | Crawl Space      | Gas-Natural          |
| Handicap Features     | Disposal           |                  | Multi-Zoned          |
| Kitchen Center Island | Dryer              |                  |                      |
| Walk In Closet        | Gas Stove          |                  |                      |
|                       | Microwave          |                  |                      |
|                       | Refrigerator       |                  |                      |
|                       | Self Cleaning Oven |                  |                      |
|                       | Washer             |                  |                      |

# Berger Realty

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