



**15 Waterway Road**  
**Ocean City, NJ 08226**

**Asking \$2,925,000.00**



**COMMENTS**

Single Family House with Private Boat SLIP! This beautifully designed single-family home in Ocean City, NJ, combines luxurious living with practical functionality, offering the ideal space for both relaxing and entertaining. Located just moments from the beach, this home provides the perfect coastal retreat with an abundance of features and amenities for everyday comfort. As you approach the home, a charming covered porch invites you in, leading into the welcoming foyer. The first floor showcases an open and well-thought-out layout, featuring a spacious kitchen with a large pantry and a dumbwaiter for easy transport of food while enjoying outdoor gatherings. The kitchen seamlessly flows into the living room, dining room, and family room, each space offering a bright, airy atmosphere that is perfect for both quiet family time and lively gatherings. On the second floor, you'll find 3 spacious bedrooms, each with its full bathroom, providing plenty of privacy and comfort. A convenient laundry room is also located on this floor, as well as a cozy sitting room that can be used for reading, relaxing, or enjoying a quiet moment. The second-floor deck offers additional outdoor living space, where you can soak in the sights and sounds of the surrounding area, perfect for enjoying the sunrise or sunset. The home also includes a half-story that adds two additional bedrooms and one full bathroom, providing even more space for guests or family members. The 2-car garage offers ample space for parking and storage, making it easy to keep your vehicles, bikes, and beach gear organized. Step outside into the expansive backyard, where a private pool invites you to unwind and cool off during those warm summer days. A large patio, both covered and uncovered by the pool, provides the perfect space for dining, lounging, and entertaining. Additionally, there's an outdoor shower, hot tub, and changing area, ideal for rinsing off after a day at the beach or cooling off after a swim in the pool. This home truly offers the best of both worlds—a tranquil oasis in a sought-after location, complete with a gunite pool and plenty of space for family and friends. Whether you're seeking a primary residence, vacation home, or investment property, this home provides everything you need for a luxurious, coastal lifestyle.

**PROPERTY DETAILS**

| Exterior | OutsideFeatures  | ParkingGarage    | OtherRooms           |
|----------|------------------|------------------|----------------------|
| Cedar    | Curbs            | One Car          | Den/TV Room          |
|          | Deck             | Attached Garage  | Dining Area          |
|          | Pool-In Ground   | Auto Door Opener | Laundry/Utility Room |
|          | Porch            |                  | Recreation/Family    |
|          | Sidewalks        |                  |                      |
|          | Sprinkler System |                  |                      |
|          | Whirlpool/Spa    |                  |                      |
|          | Enclosed         | Outside          |                      |

# Berger Realty

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## Shower

|                          |                     |             |              |
|--------------------------|---------------------|-------------|--------------|
| InteriorFeatures         | AppliancesIncluded  | Basement    | Heating      |
| Carbon Monoxide Detector | Disposal Dishwasher | Crawl Space | Forced Air   |
| Kitchen Center Island    | Dryer               |             | Multi-Zoned  |
| Security System          | Gas Stove           |             |              |
| Smoke/Fire Alarm         | Microwave           |             |              |
| Walk In Closet           | Refrigerator        |             |              |
|                          | Self Cleaning Oven  |             |              |
|                          | Washer              |             |              |
| Cooling                  | HotWater            | Water       | Sewer        |
| Ceiling Fan(s)           | Tankless-gas        | Public      | Public Sewer |
| Gas                      |                     |             |              |
| Multi-Zoned              |                     |             |              |



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