



**1200 Pleasure Ave  
Ocean City, NJ 08226**

**Asking \$4,700,000.00**



#### COMMENTS

Not ready to settle now? Seller is open to you locking into 2025 pricing and settling in 2026! OWNER FINANCING AVAILABLE! Why wait for bank appraisals, approvals, and all the extra costs and fees? Step into waterfront living today — no delays, just endless views and pure coastal serenity. From the shimmering skyline of Atlantic City to miles of open bay, this home offers unmatched panoramic water views that will take your breath away. Enjoy your morning coffee as the sun rises over the Atlantic, or unwind with evening cocktails on your private rooftop deck as the sun sets to the west. Inside, you'll find soaring ceilings and a bright, open layout — perfectly designed for both entertaining guests and hosting family gatherings. The spacious interior blends comfort and style, creating the ideal setting for making memories year-round. Located in one of Ocean City's rare deep-water, no-wake zones, you'll enjoy 24/7 boating access just minutes from the Longport Inlet. No need to worry about tides — with deep water right at your back door, your boat stays ready for adventure anytime. This is more than a home — it's your gateway to the ultimate coastal lifestyle.

#### PROPERTY DETAILS

|                          |                    |                 |                      |
|--------------------------|--------------------|-----------------|----------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage   | OtherRooms           |
| Stucco                   | Boat Slip          | Attached Garage | Breakfast Nook       |
|                          | Curbs              | Two Car         | Den/TV Room          |
|                          | Deck               |                 | Dining Area          |
|                          | Fenced Yard        |                 | Eat In Kitchen       |
|                          | Porch              |                 | Laundry/Utility Room |
|                          | Sidewalks          |                 | Pantry               |
| InteriorFeatures         | AppliancesIncluded | Heating         | HotWater             |
| Bar                      | Burglar Alarm      | Forced Air      | Gas                  |
| Carbon Monoxide Detector | Dishwasher         | Gas-Natural     |                      |
|                          | Disposal           | Radiant         |                      |
| Cathedral Ceiling        | Dryer              |                 |                      |
| Kitchen Center Island    | Gas Stove          |                 |                      |
| Security System          | Microwave          |                 |                      |
| Smoke/Fire Alarm         | Refrigerator       |                 |                      |
| Storage                  | Washer             |                 |                      |
| Walk In Closet           |                    |                 |                      |
| Water                    | Sewer              |                 |                      |
| Public                   | Public Sewer       |                 |                      |

# Berger Realty

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