

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1612 Pleasure  
Ocean City, NJ 08226

Asking \$1,849,900.00



## COMMENTS

Welcome to 1612 Pleasure Avenue, a rare opportunity to own a first-floor duplex directly on the open bay in Ocean City. Featuring 3 spacious bedrooms and 2 full bathrooms, this home blends comfort with an unbeatable waterfront lifestyle. Step outside to your expansive dock with two boat slips and a boat lift, making it effortless to enjoy boating, fishing, or sunset cruises right from your backyard. Inside, large windows frame wide-open bay views, filling the living space with natural light and a true coastal vibe. The open layout flows seamlessly, perfect for gathering with friends and family after a day on the water. Whether you're seeking a year-round retreat or the ultimate summer getaway, this property delivers both luxury and convenience—close to Ocean City's shops, restaurants, and beaches, yet tucked away in a serene bayfront setting. Bayfront opportunities like this are limited—don't miss your chance to make this one yours.

## PROPERTY DETAILS

|                                   |                                      |                                                                                   |                                                                          |
|-----------------------------------|--------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Exterior<br>Vinyl                 | ParkingGarage<br>One Car             | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room | InteriorFeatures<br>Fireplace(s)<br>Kitchen Center Island<br>Master Bath |
| Heating<br>Gas Natural<br>Central | Cooling<br>Ceiling Fan(s)<br>Central | HotWater<br>Gas                                                                   | Water<br>Public Water                                                    |



Ask for Ken Sedberry  
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