**810 St. James Place**
**Ocean City, NJ 08226**

**Asking $2,850,000.00**

## COMMENTS

Discover the epitome of coastal luxury at 810 St. James Place, a stunning new construction nestled in a prime location. Crafted by a celebrated local custom builder, this single-family home is a masterpiece of elegance and modern living. Boasting 5 bedrooms and 3.5 bathrooms with oversized windows, including an expansive primary suite, this residence is designed for both relaxation and entertaining. Step inside to experience the allure of upscale trim, with oversized casings, baseboards, and crown molding throughout. Every door is solid core with a cottage-style design that infuses each room with charming warmth. At the heart of the home, the gourmet kitchen dazzles with white shaker-style cabinets, exquisite Carrera marble countertops, and a premium GE Monogram Series appliance package. Culinary adventures await with a 36-inch stove, microwave drawer, and commercial-grade refrigerator ready to assist. In the master suite, your personal oasis features a fully tiled, spa-like bathroom and a private water closet. An adjoining living room features a gas fireplace and a wet bar complete with a refrigerator, ice maker, sink, and cabinetry. From the private deck, you can bask in serene ocean views. Admire the striking exterior, featuring James Hardie Planking, solid vinyl trim, and mahogany porch ceilings. Ultra-lifetime dimensional roofing shingles and high-efficiency Anderson windows, doors, and sliders ensure durability and comfort. Custom exterior recessed and perimeter lighting, hose bibs on every deck, and a natural gas line for effortless barbecues enhance the outdoor experience. The beautifully pavered driveway and walkways complete this inviting picture. Built with precision, this home benefits from 2x6 lumber framing and comprehensive insulation between walls and floors, along with a modern tankless on-demand hot water system. Comfort is assured year-round with a high-efficiency HVAC system, featuring separate units for each floor, plus a four-stop private elevator that provides easy access to all levels, enhancing the convenience for everyone in the household. This home exemplifies pride in craftsmanship and meticulous attention to detail, offering a lifestyle experience you won\'t want to miss. Seize the opportunity to make this magnificent property your own and experience the pinnacle of modern coastal living.

## PROPERTY DETAILS

| Exterior | OutsideFeatures | ParkingGarage | OtherRooms |
|---|---|---|---|
| Fiber Cement Board Siding | Curbs | Two Car Attached Garage | Dining Area |
| | Deck | Auto Door Opener | Great Room |
| | Outside Shower | | Recreation/Family |
| | Sidewalks | | |
| | Sprinkler System | | |
| | Enclosed Outside Shower | | |

Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com
REALTOR

| InteriorFeatures | AppliancesIncluded | Basement | Heating |
|---|---|---|---|
| Carbon Monoxide Detector | Disposal | Crawl Space | Forced Air |
| Kitchen Center Island | Dishwasher | | Gas-Natural |
| Storage | Dryer | | Multi-Zoned |
| Smoke/Fire Alarm | Microwave | | |
| | Refrigerator | | |
| | Self Cleaning Oven | | |
| | Washer | | |

| Cooling | HotWater | Water | Sewer |
|---|---|---|---|
| Ceiling Fan(s) | Tankless-gas | Public | Public Sewer |
| Central | | | |
| Multi-Zoned | | | |

Ask for James Gray Haenn
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jgh@bergerrealty.com