

# Berger Realty

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201 West Ave  
Ocean City, NJ 08226

Asking \$1,349,000.00



## COMMENTS

Brand-New Construction in the Heart of Ocean City by Duncan Homes and Surfside Construction! This stunning corner property offers 4 bedrooms, 3 full baths, and 1,950 sq. ft. of living space designed for modern shore living. Blending high-end finishes with thoughtful design, this home features an open-concept great room with luxury vinyl flooring, crown molding, and plenty of natural light. The gourmet kitchen boasts Medallion cabinetry, quartz countertops, tiled backsplash, and a full GE Profile appliance package. Enjoy luxury touches throughout, including tiled bathrooms with semi-frameless glass shower doors, comfort-height fixtures, and stylish Moen finishes. Spacious fiberglass decks expand your living and entertaining space. An oversized garage with epoxy flooring, keyless entry, and an electric car charger outlet provides practical extras. Exterior highlights include Hardie Plank and Hardie Shingle siding, black metal roof accents, and maintenance-free railings. Energy-efficient features such as HEIL HVAC, Viwinco windows, and Owens Corning roofing ensure peace of mind. Located on a desirable corner lot, this property offers easy access to the beach, boardwalk, shopping, and dining — the perfect combination of elegance and convenience in Ocean City's vibrant north end. Unit C is also available for sale. Please contact the listing agent directly to arrange a private showing.

## PROPERTY DETAILS

|             |                |                      |                       |
|-------------|----------------|----------------------|-----------------------|
| Exterior    | Parking/Garage | Other Rooms          | Interior Features     |
| See Remarks | One Car        | Dining Area          | Fireplace(s)          |
|             |                | Laundry/Utility Room | Foyer                 |
|             |                |                      | Kitchen Center Island |
|             |                |                      | Master Bath           |
|             |                |                      | Walk in/Cedar Closet  |



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