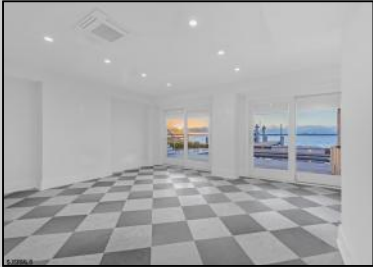


70 Bay Road  
Ocean City, NJ 08226

Asking \$10,700,000.00



**COMMENTS**

Welcome to 70 Bay Road, a rare and extraordinary offering on the most coveted parcel on the bay in Ocean City, the exclusive Hanscom Legacy Property. This architectural gem results from a brilliant collaboration between the acclaimed Asher Slaunwhite Architects and Surroundings Interiors Design, brought to life by the visionary builder Clark Edward, one of the shore's most sought-after qualified developers. This newly constructed, direct bayfront single-family residence is the pinnacle of modern coastal luxury, spanning 4,258 square feet across three meticulously designed levels. Enjoy over 50 feet of pristine private waterfront and sweeping, unobstructed views of the bay, complete with breathtaking sunrises and sunsets that frame every room. Featuring five bedrooms, five full bathrooms, and two half bathrooms, the home offers an ideal layout for both everyday living and elegant entertaining. The expansive main level boasts a sun-drenched open floor plan, anchored by a stunning great room. Dramatic Weiland stacking doors by Andersen connect the indoor living space to an expansive deck, creating an actual indoor-outdoor lifestyle experience. The chef-inspired signature kitchen is a showstopper—equipped with premium Wolf, Sub-Zero, and Cove appliances, an oversized butler's pantry, and countertops finished in exotic stone. Additional interior highlights include a private elevator to all three floors with two wet bars, a premium surround sound, and an AV system with Crestron smart home technology for lighting, climate, and security. Andersen WEILAND window and door systems throughout. Outdoor living is equally impressive. Designed for both functionality and luxury, the home features a ground-level cabana with two BBQ stations. In-ground saltwater pool with integrated spa, two outdoor showers, a wet room for storing fishing gear, life vests, and pool accessories, heated, screened-in porches for year-round enjoyment, paved driveway with snowmelt technology, built with longevity and resilience in mind. The home features over 122 grade beam pilings, poured-in-place concrete foundation walls, steel moment frame construction, 2x6 framing, spray-foam insulation, Alaskan cedar siding, copper roofing, automatic hurricane shutters, an Ipe wood deck, and a bulkhead. Every element of 70 Bay Road was crafted to maximize panoramic water views, ensuring every moment is framed by natural beauty. Whether you're relaxing poolside, entertaining on the deck, or enjoying your morning coffee with the sunrise, this home offers an unmatched waterfront lifestyle. Indulge in the ultimate in luxury, design, and durability. 70 Bay Road isn't a home—it's a legacy.

**PROPERTY DETAILS**

|                   |                                                         |                                             |                                                                                |
|-------------------|---------------------------------------------------------|---------------------------------------------|--------------------------------------------------------------------------------|
| Exterior<br>Cedar | OutsideFeatures<br>Boat Slip<br>Cabana<br>Curbs<br>Deck | ParkingGarage<br>Two Car<br>Attached Garage | OtherRooms<br>Den/TV Room<br>Dining Area<br>Great Room<br>Laundry/Utility Room |
|-------------------|---------------------------------------------------------|---------------------------------------------|--------------------------------------------------------------------------------|

# Berger Realty

• Since 1928 •



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|                       |                       |             |                   |
|-----------------------|-----------------------|-------------|-------------------|
|                       | Fenced Yard           |             | Library/Study     |
|                       | Outside Shower        |             | Pantry            |
|                       | Pool-In Ground        |             | Recreation/Family |
|                       | Porch                 |             |                   |
|                       | Sidewalks             |             |                   |
|                       | Sprinkler System      |             |                   |
|                       | Enclosed      Outside |             |                   |
|                       | Shower                |             |                   |
| InteriorFeatures      | AppliancesIncluded    | Basement    | Heating           |
| Bar                   | Burglar Alarm         | Crawl Space | Forced Air        |
| Carbon      Monoxide  | Disposal              |             | Gas-Natural       |
| Detector              | Dishwasher            |             | Multi-Zoned       |
| Elevator              | Dryer                 |             |                   |
| Kitchen Center Island | Gas Stove             |             |                   |
| Security System       | Microwave             |             |                   |
| Storage               | Refrigerator          |             |                   |
| Smoke/Fire Alarm      | Self Cleaning Oven    |             |                   |
| Walk In Closet        | Washer                |             |                   |
| Cooling               | HotWater              | Water       | Sewer             |
| Central               | Gas                   | Public      | Public Sewer      |
| Multi-Zoned           | Tankless-gas          |             |                   |



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