

# Berger Realty

Since 1928



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806 Plymouth  
Ocean City, NJ 08226

Asking \$1,349,999.00



## COMMENTS

Experience the pinnacle of coastal luxury with this fully renovated 3-bedroom, 2-bath residence, ideally positioned in the heart of Ocean City. Just steps from the iconic Ocean City boardwalk and top-rated beaches, this second-floor duplex seamlessly blends timeless elegance with modern design. An open-concept living space showcases a fully renovated interior including a fully stocked kitchen with brand new appliances, a sun-drenched living area, and a private balcony that captures the ocean breeze—perfect for both intimate mornings and sophisticated entertaining. Each bedroom is thoughtfully designed to provide comfort and style, while the sleek bathrooms feature contemporary details befitting a high-end coastal retreat. Beyond its lifestyle appeal, this residence offers exceptional investment strength with a proven rental history exceeding \$85,000 annually, making it an extraordinary opportunity for both personal enjoyment and portfolio growth. Whether envisioned as a refined summer escape or an income-producing asset, this turnkey property embodies the best of Ocean City living: world-class beaches, endless recreation, and an unmatched seaside atmosphere. Offered at \$1,349,999, this is your invitation to own a true luxury retreat by the shore.

## PROPERTY DETAILS

|                                                                                                                                                                                                     |                          |                                                                            |                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                                                                                   | ParkingGarage<br>One Car | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Great Room<br>Storage Attic | InteriorFeatures<br>Cathedral Ceiling(s)<br>Fireplace(s)<br>Kitchen Center Island<br>Master Bath<br>Pets Allowed<br>Skylight |
| <p>Ask for Evelyn "Evie" Schweibinz<br/>Berger Realty Inc<br/>3160 Asbury Avenue, Ocean City<br/>Call 609-399-0076<br/>Email to: <a href="mailto:ems@bergerrealty.com">ems@bergerrealty.com</a></p> |                          |                                                                            |                                                                                                                              |

