Berger Realty
Since 1920

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

REALTOR

**1208 Pleasure Avenue**
**Ocean City, NJ 08226**

**Asking $6,495,000.00**

## COMMENTS

WOW!! Breathtaking New Construction BAYFRONT Single family home! Waterfront masterpiece featuring 6 bedrooms, 6 full baths, powder room plus a den! Sunsets galore from the BAYFRONT decks! Boasting an exquisite Gourmet kitchen with center island with additional seating, Quartz counters, tile backsplash, built in Jenn Aire fridge, 36\" Prograde range dining room, spacious living room with gas fireplace and VIEWS! Elevator to soar in between floors, den for an extra entertaining area or private office, walk in closets, laundry room, gas heat, central air and more! Heated, Gunnite saltwater POOL with lighting package & automation. Manicured grounds, two car garage, additional parking, Hardie plank siding, fenced yard, sprinkler system and the list goes on! Two deep water boat slips, one with boat lift!

## PROPERTY DETAILS

| Exterior | OutsideFeatures | ParkingGarage | OtherRooms |
|---|---|---|---|
| See Remarks | Boat Slip | Attached Garage | Den/TV Room |
| | Cabana | Two Car | Dining Area |
| | Deck | | Eat In Kitchen |
| | Fenced Yard | | Laundry/Utility Room |
| | Paved Road | | |
| | Pool-In Ground | | |
| | Sprinkler System | | |

| AppliancesIncluded | Heating | Cooling |
|---|---|---|
| Dishwasher | Forced Air | Ceiling Fan(s) |
| Disposal | Gas-Natural | Central |
| Dryer | | |
| Gas Stove | | |
| Microwave | | |
| Refrigerator | | |
| Self Cleaning Oven | | |
| Washer | | |

| Water | Sewer |
|---|---|
| Public | Public Sewer |

Gas

Ask for Joyce McMahon
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jmm@bergerrealty.com