

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



1416 Pleasure  
Ocean City, NJ 08226

Asking \$3,400,000.00



## COMMENTS

This expansive OPEN BAYFRONT single-family home captures the essence of the Ocean City lifestyle with its stunning unobstructed panoramic water views, generous living space, and unbeatable location on one of the island's most desirable bay-area streets. Offering 6 bedrooms, 3.5 baths, and a spacious attic. Mostly furnished and designed for comfort, it's ready to enjoy while leaving endless possibilities for renovation and personalization. Out back, the bayfront lifestyle shines with decks on every single level, perfect for soaking in sunsets & nature, an expansive dock area to park your boat, gather with family and friends, and an enclosed outdoor shower to rinse off after a day on the water. A large garage (from front to back of house) offers storage for all of your water toys, while plentiful parking makes entertaining effortless. With its extraordinary setting, open-bay lifestyle, and remarkable potential, this property is more than a home — it's the foundation for years of beautiful memories by the shore.

## PROPERTY DETAILS

|                                      |                              |                                     |                                     |
|--------------------------------------|------------------------------|-------------------------------------|-------------------------------------|
| Exterior<br>Vinyl                    | OutsideFeatures<br>Boat Slip | ParkingGarage<br>Three or More Cars | AlsoIncluded<br>Partially Furnished |
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Central           | Water<br>Public                     | Sewer<br>Public Sewer               |



Ask for Brian Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bk@bergerrealty.com

