

# Berger Realty

Since 1928



Berger Realty, Inc.  
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3338-40 Asbury  
Ocean City, NJ 08226

Asking \$2,459,800.00



## COMMENTS

Elevate your expectations with this gorgeous duplex, having 3 beds, 2 baths on each floor with everything brand new! Designed for luxury coastal living from the moment you enter - you'll be welcomed into a spacious living room that flows seamlessly into the open dining area and modern kitchen — perfect for entertaining and everyday comfort. High-end features include: all new appliances, new HVAC, vaulted ceilings with skylights that allow a bright & airy feel to the living space. New hardwood flooring that looks sleek and durable throughout, a gas fireplace to cozy up to, and a brand new gourmet kitchen with a center island, granite countertops, ceramic backsplash, and stainless steel appliances. Complete with recessed lighting, and an upgraded trim package. Take in the sunset views from your front, rear, or the rooftop deck — an ideal spot to relax after a day at the beach! Convenience is key in this dream home with alley access, an attached garage for extra storage and an outside shower to rinse off after the beach. Located just a short walk to a beautiful guarded beach, and all the best 34th street has to offer— this home is the perfect blend of luxury and location! All of this comes with peace of mind courtesy of the seller offering a New Home Warranty. Specs are available, and this opportunity won't last -- so secure your dream beach home today!

## PROPERTY DETAILS

|                  |                |                |             |
|------------------|----------------|----------------|-------------|
| Outside Features | Parking Garage | Other Rooms    | Heating     |
| Deck             | Two Car        | Dining Area    | Gas-Natural |
| Outside Shower   |                | Eat In Kitchen |             |
|                  |                | Great Room     |             |
|                  |                | Kitchen        |             |
|                  |                | Living Room    |             |
|                  |                | Storage Attic  |             |
|                  |                | Water          |             |
|                  |                | Sewer          |             |
|                  |                | Public         |             |



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