



**417 Ocean  
Ocean City, NJ 08226**

**Asking \$1,995,000.00**



**COMMENTS**

Step into Ocean City history reimagined at 417 Ocean Avenue — a stunning 5-bedroom, 2.5-bath single-family home originally built in 1917 and proudly registered as a historic residence. Ideally located just a short walk from the beaches and boardwalk, this timeless property has undergone a meticulous “studs-in” renovation (2020–present) designed to preserve its classic charm while integrating every modern luxury expected in a custom new build. The first floor showcases an open-concept great room and a custom kitchen featuring inset cabinetry, quartz countertops and backsplash, a Monogram appliance package, farmhouse sink with Waterstone faucet, and more. A convenient laundry and half bath adjoin the kitchen, while a beautifully finished four-seasons room with board-and-batten walls, Versatex inlay ceiling, and its own mini-split system offers the perfect year-round retreat. Upstairs, the second floor features four bedrooms including a primary suite with walk-in closet, additional wardrobe, and spa-style bath with custom tile, Pottery Barn vanity, and designer finishes. The third floor offers a fully finished attic with heat and AC — thoughtfully designed as a flex space ideal for a fifth bedroom, home office, game room, or bunk room. Outside, no detail has been overlooked — from the vinyl impression cedar siding to the professionally designed landscaping and hardscaping with Techo-Bloc pavers, WiFi-enabled lighting, irrigation system, and mature plantings. The detached heated and cooled garage includes loft storage, plus there are two additional off-street parking spaces, a dedicated grill pad, and a fully fenced yard perfect for kids, pets, and even room for a pool. A full list of major updates, including but not limited to 200 AMP service with new wiring throughout, new plumbing (including new water service lines), new roof, and new windows can be requested. Not a single component of the overall renovation/addition was overlooked to ensure the property's longevity. Experience the best of Ocean City's rich history blended seamlessly with modern coastal luxury — 417 Ocean Avenue is truly one-of-a-kind

**PROPERTY DETAILS**

|                          |                     |                  |                      |
|--------------------------|---------------------|------------------|----------------------|
| Exterior                 | OutsideFeatures     | ParkingGarage    | OtherRooms           |
| Vinyl                    | Curbs               | Auto Door Opener | Dining Area          |
|                          | Patio               | Detached Garage  | Eat In Kitchen       |
|                          | Porch               | Heated Garage    | Florida Room         |
|                          | Sidewalks           | One Car          | Great Room           |
|                          | Sprinkler System    |                  | Laundry/Utility Room |
|                          |                     |                  | Storage Attic        |
| InteriorFeatures         | AppliancesIncluded  | AlsoIncluded     | Basement             |
| Carbon Monoxide Detector | Dishwasher Disposal | Blinds           | Crawl Space          |
|                          |                     |                  | Plumbing             |

# Berger Realty

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