



268 Atlantic Blvd  
Ocean City, NJ 08226

Asking \$6,995,000.00



#### COMMENTS

Perfectly positioned along the beachfront in Ocean City's prestigious Gardens section, 268 E. Atlantic Boulevard offers an extraordinary opportunity to own on one of the island's most sought-after stretches of sand. This exceptional four-bedroom, three-bath residence—with an additional office that can serve as a fifth bedroom or flexible living space—captures the enduring charm of classic Shore architecture and mid-century coastal design. This property presents a rare opportunity to enjoy an authentic beachfront lifestyle today while envisioning the potential for a future custom-built luxury estate in one of Ocean City's premier neighborhoods. Ideally situated with direct access to Surf Road Beach—one of the Gardens' most private and picturesque beaches—this location offers the ultimate blend of tranquility and prestige. Inside, two expansive living areas—each anchored by a fireplace—provide inviting spaces for gathering, entertaining, and relaxing by the shore. The kitchen blends nostalgic character with practical function, offering ample cabinetry, and a casual dining space. The top-floor great room showcases panoramic ocean and Atlantic City skyline views, with walls of sliding glass doors that fill the interiors with natural light. Outdoor living is at the heart of this property, highlighted by an expansive wrap-around upper deck and a large in-ground pool perfect for enjoying sea breezes, sunrise views, and open-air entertaining. Additional features include a garage, elevator, laundry room, and generous storage throughout. Set on an oversized 65' x 130' beachfront lot, this property combines scale, location, and limitless potential. Whether preserved as a quintessential Shore classic or reimagined as a bespoke oceanfront residence, 268 E. Atlantic Boulevard stands as one of the Gardens' most exclusive opportunities for luxury beachfront ownership and future development.

#### PROPERTY DETAILS

|                   |                    |                 |                      |
|-------------------|--------------------|-----------------|----------------------|
| Exterior          | OutsideFeatures    | ParkingGarage   | OtherRooms           |
| Asbestos          | Deck               | Attached Garage | Den/TV Room          |
| Stucco            | Fenced Yard        | One Car         | Dining Area          |
|                   | Outside Shower     |                 | Eat In Kitchen       |
|                   | Patio              |                 | Great Room           |
|                   | Pool-In Ground     |                 | Laundry/Utility Room |
|                   | Porch              |                 | Library/Study        |
|                   | Sidewalks          |                 | Recreation/Family    |
|                   | Sprinkler System   |                 | Storage Attic        |
| InteriorFeatures  | AppliancesIncluded | AlsoIncluded    | Basement             |
| Cathedral Ceiling | Dishwasher         | Blinds          | Slab                 |
| Elevator          | Disposal           | Curtains        |                      |

# Berger Realty

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