

# Berger Realty

Since 1928



Berger Realty, Inc.  
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27 Ocean  
Ocean City, NJ 08226

Asking \$2,799,999.00



## COMMENTS

Beautiful new construction offering 5 bedrooms and 4 baths, designed with exceptional craftsmanship and modern luxury throughout. Beautiful hardwood flooring from the Naturally Aged Royal Collection spans the entire 2nd and 3rd floors, with client choice of color for a personalized finish. The 1st floor features tile flooring in the entry foyer, walkway, and the rear storage/cabana area. Inside, the home includes Moen plumbing fixtures, Decora switches, and a two-zone Carrier HVAC system. Gas service is provided for the furnace, tankless water heater, fireplace, range, and dryer. Outside, enjoy a fully landscaped property complete with sprinklers and a resort-style backyard showcasing a gunite pool with automation, marble coping and a 6' white vinyl fence to create a private backyard retreat perfect for entertaining.

## PROPERTY DETAILS

|                                                      |                                                            |                                   |                                                                                                                      |
|------------------------------------------------------|------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior Vinyl                                       | Outside Features<br>Fenced Yard<br>Pool-In Ground<br>Porch | Parking Garage<br>Attached Garage | Appliances Included<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer |
| Heating<br>Forced Air<br>Gas Natural<br>Public Sewer | Cooling<br>Central Fan(s)                                  | Hot Water<br>Tankless-gas         |                                                                                                                      |



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