

**3035 Central
Ocean City, NJ 08226**

Asking \$8,495,000.00



COMMENTS

Welcome to The Eminence; where land, privacy, and presence converge in a way rarely experienced at the Jersey Shore. Set on over 1.5 acres of oceanfront real estate, with assessed ownership extending 1,550 feet from Central Avenue to the ocean's edge, this 2019-built residence occupies one of the deepest and most substantial parcels ever presented to the Ocean City market. The setting feels expansive and serene, with protected dunes, open sky, and a natural sense of separation that allows the coastline to unfold organically around you. This multi-level, 2nd floor residence offers 5 bedrooms and 6.5 baths across a thoughtfully designed overall footprint of 4,400 square feet, balancing coastal elegance with everyday comfort. Impeccably curated refinements are found throughout; including refinished wide-plank hardwood floors, custom millwork, handcrafted stair runners, and a mahogany-finished floor in the enclosed outdoor shower. A private elevator, built-in bunks, hurricane shutters, and methodically restored exterior light fixtures; each individually removed, refinished, and reinstalled, which serve as a testament to the exceptional level of attention to detail. Anchoring the home, the chef's kitchen features a generous center island, premium countertops, and high-end appliances, creating an ideal setting for both relaxed mornings and effortless entertaining. Two laundry areas, three air handlers, and two hot water heaters provide peace of mind, while the home's elevated construction contributes to both strength and longevity. Outdoors, professionally landscaped grounds and multiple oceanfront decks invite sunrise mornings, sea breezes, and unobstructed coastal views. An oversized garage with a new polyurea floor finished with SeaBreeze polymer flakes adds a polished, estate-level detail rarely found in beachfront homes. Offered fully furnished with tasteful coastal décor, the property has also produced \$300,000 in annual rental income, offering flexibility for personal use, investment, or a combination of both. This second-floor condo lives as a private oceanfront estate, with generous interior scale and a land footprint exceeding 69,000 square feet; a dimension that enhances privacy, presence, and long-term value in an increasingly land-constrained market. Parcels of this caliber are exceptionally rare. The Eminence at 3035 Central Avenue is not simply a home; it is a legacy oceanfront holding, defined by space, serenity, and an unmistakable sense of arrival.

PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Cedar	Attached Garage	Dining Area	Bar
Shingle	Two Car	Eat In Kitchen	Cathedral Ceiling(s)
Vinyl		Great Room	Elevator
		Laundry/Utility Room	Fireplace(s)
			Foyer
			Handicap Features

Berger Realty

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Hardwood Floors
Kitchen Center Island
Master Bath
Pets Allowed
Skylight
Walk in/Cedar Closet
Wall to Wall Carpet

Heating
Gas-Natural
Multi-Zoned

Cooling
Ceiling Fan(s)
Central
Multi-Zoned

Water
Public Water

Sewer
Public Sewer



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