



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



268 Atlantic, Ocean City, NJ, 08226

Price \$6,995,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 9             |
| Bedrooms     | 4             |
| Baths Full   | 3             |
| Baths Half   | 0             |
| Year Built   | 1960          |
| Type         | Single Family |
| Block Number | 70.28         |
| Listing #    | 253252        |
| Taxes        | 21081.00      |

#### 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 e...*

#### PROPERTY FEATURES

|                    |                    |                   |                   |
|--------------------|--------------------|-------------------|-------------------|
| Exterior           | OutsideFeatures    | ParkingGarage     | OtherRooms        |
| Asbestos           | Patio              | Garage            | Dining Room       |
| Brick              | Deck               | 3 Car             | Den/TV Room       |
|                    | Porch              | Attached          | Recreation/Family |
|                    | Fenced Yard        | Concrete Driveway | Eat-In-Kitchen    |
|                    | Sidewalks          | 4 car parking     | Dining Area       |
|                    | Outside Shower     |                   | Library/Study     |
|                    | In Ground Pool     |                   | Great Room        |
|                    | Sprinkler System   |                   | Laundry Closet    |
| InteriorFeatures   | AppliancesIncluded | AlsoIncluded      | Basement          |
| Cathedral Ceilings | Self-Clean Oven    | Curtains          | Slab              |
| Elevator           | Microwave Oven     | Blinds            |                   |
| Smoke/Fire Alarm   | Refrigerator       | Partial Furniture |                   |
| Storage            | Washer             | See Remarks       |                   |
|                    | Dryer              |                   |                   |
|                    | Dishwasher         |                   |                   |
|                    | Disposal           |                   |                   |
|                    | Stove Electric     |                   |                   |
| Heating            | Cooling            | HotWater          | Water             |
| Gas Natural        | Gas                | Gas- Natural      | Public            |
| Baseboard          |                    |                   |                   |
| Hot Water          |                    |                   |                   |
| Sewer              |                    |                   |                   |
| Public             |                    |                   |                   |

#### CONTACT

Ask for Patricia Moss

Scan to see Property page.



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**Berger Realty Inc**  
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