

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



201 W Atlantic Blvd, Ocean City, NJ, 08226

Price \$3,299,000.00

### PROPERTY DETAILS

Total Rooms	18
Bedrooms	6
Baths Full	5
Baths Half	1
Year Built	2024
Type	Single Family
Block Number	70.17
Listing #	581896
Taxes	



### COMMENTS

**\*\*\*SPECIAL INCENTIVE\*\*\* Seller will offer a 2% mortgage rate buy down with an acceptable offer! Will take your breath Away! Spacious home with 6 bedrooms, 5 full baths & powder room! Truly Magnificent Gardens gem with three-stories of expansive living in this custom Single family home. Featuring multi-zoned gas heat, central air, cathedral ceilings, ceiling fans and more!...**

### PROPERTY FEATURES

OutsideFeatures Deck Outside Shower Patio Pool-In Ground Porch Sprinkler System	ParkingGarage Attached Garage Two Car	OtherRooms Dining Area Dining Room Eat In Kitchen Laundry/Utility Room	InteriorFeatures Carbon Monoxide Detector Cathedral Ceiling Elevator Kitchen Center Island Smoke/Fire Alarm Walk In Closet
AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Washer	Heating Forced Air Gas-Natural Multi-Zoned	Cooling Ceiling Fan(s) Central Multi-Zoned	HotWater Gas
Water Public	Sewer Public Sewer		

### CONTACT



Ask for Valerie Vargo  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-214-5780  
Email to: vlv@bergerrealty.com

Scan to Party page.

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