



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



140 Simpson Ave, Ocean City, NJ, 08226

Price \$2,749,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 14            |
| Bedrooms     | 5             |
| Baths Full   | 4             |
| Baths Half   | 1             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 111           |
| Listing #    | 588387        |
| Taxes        |               |

#### COMMENTS

*Experience unparalleled luxury living in Ocean City NJ with this newly constructed single-family home, offering stunning water views. This custom masterpiece combines exquisite craftsmanship with a thoughtfully designed floor plan. Highlights include an outdoor area with a pool, a four-stop elevator, and a private master suite featuring breathtaking views. The first floor...*

#### PROPERTY FEATURES

|                       |                    |               |                      |
|-----------------------|--------------------|---------------|----------------------|
| Exterior              | OutsideFeatures    | ParkingGarage | OtherRooms           |
| Stone                 | Curbs              | One Car       | Dining Area          |
| Vinyl                 | Deck               |               | Eat In Kitchen       |
|                       | Fenced Yard        |               | Laundry/Utility Room |
|                       | Outside Shower     |               |                      |
|                       | Pool-In Ground     |               |                      |
|                       | Sidewalks          |               |                      |
|                       | Sprinkler System   |               |                      |
| InteriorFeatures      | AppliancesIncluded | Basement      | Heating              |
| Carbon Monoxide       | Dishwasher         | Crawl Space   | Forced Air           |
| Detector              | Disposal           |               | Gas-Natural          |
| Elevator              | Dryer              |               |                      |
| Kitchen Center Island | Gas Stove          |               |                      |
| Smoke/Fire Alarm      | Microwave          |               |                      |
| Walk In Closet        | Refrigerator       |               |                      |
|                       | Self Cleaning Oven |               |                      |
|                       | Washer             |               |                      |
| Cooling               | HotWater           | Water         | Sewer                |
| Ceiling Fan(s)        | Gas                | Public        | Public               |

#### CONTACT



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