



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 \$2,595,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 14            |
| Bedrooms     | 5             |
| Baths Full   | 4             |
| Baths Half   | 1             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 111           |
| Listing #    | 597680        |
| Taxes        |               |

#### COMMENTS

*Discover unmatched luxury living in Ocean City, NJ, with this newly constructed single-family masterpiece offering sweeping water and sunset views. Thoughtfully designed with exceptional craftsmanship, this home features detailed millwork, a flexible floor plan, and generous spaces for entertaining both indoors and out. Key highlights include a spacious outdoor area with a...*

#### PROPERTY FEATURES

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

#### CONTACT

Ask for Lureen "Lani" Calcara  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-705-7342  
Email to: luc@bergerrealty.com

Scan to see Property page.



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