



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



38 Arkansas, Ocean City, NJ, 08226

Price \$8,500,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 18            |
| Bedrooms     | 7             |
| Baths Full   | 5             |
| Baths Half   | 1             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 1910          |
| Listing #    | 598886        |
| Taxes        | 1.00          |

#### COMMENTS

*This magnificent new construction home is the latest project from local esteemed builder, Halliday Leonard. This rare OVERSIZED 80' x 105' waterfront lot is truly a unique opportunity offering 7 bedrooms, 5.5 baths, and spanning over 5,100 square feet. This masterpiece will be the perfect home for your friends and family to enjoy summers on the water, or for year-round...*

#### PROPERTY FEATURES

|                                                                                              |                                                                                                                                 |                                                                 |                                                                                                    |
|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Exterior<br>Cedar                                                                            | OutsideFeatures<br>Boat Slip<br>Curbs<br>Deck<br>Pool-In Ground<br>Porch<br>Sidewalks<br>Sprinkler System                       | ParkingGarage<br>Two Car<br>Attached Garage<br>Auto Door Opener | OtherRooms<br>Dining Area<br>Great Room<br>Laundry/Utility Room<br>Library/Study<br>Loft<br>Pantry |
| InteriorFeatures<br>Elevator<br>Handicap Features<br>Kitchen Center Island<br>Walk In Closet | AppliancesIncluded<br>Disposal<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | Basement<br>Crawl Space                                         | Heating<br>Gas-Natural<br>Multi-Zoned                                                              |
| Cooling<br>Ceiling Fan(s)<br>Central                                                         | HotWater<br>Gas                                                                                                                 | Water<br>Public                                                 | Sewer<br>Public Sewer                                                                              |

#### CONTACT

Ask for Michael Wallitsch  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-350-9800  
Email to: mow@bergerrealty.com

Scan to see Property page.



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