



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



70 Bay Road, Ocean City, NJ, 08226

Price \$10,700,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 15            |
| Bedrooms     | 5             |
| Baths Full   | 6             |
| Baths Half   | 2             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 70.11         |
| Listing #    | 600328        |
| Taxes        | 1.00          |

#### COMMENTS

*Welcome to 70 Bay Road, a rare and extraordinary offering on the most coveted parcel on the bay in Ocean City, the exclusive Hanscom Legacy Property. This architectural gem results from a brilliant collaboration between the acclaimed Asher Slaunwhite Architects and Surroundings Interiors Design, brought to life by the visionary builder Clark Edward, one of the shore's mos...*

#### PROPERTY FEATURES

|                                                                                                                                                                 |                                                                                                                                                                                 |                                             |                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Cedar                                                                                                                                               | OutsideFeatures<br>Boat Slip<br>Cabana<br>Curbs<br>Deck<br>Fenced Yard<br>Outside Shower<br>Pool-In Ground<br>Porch<br>Sidewalks<br>Sprinkler System<br>Enclosed Outside Shower | ParkingGarage<br>Two Car<br>Attached Garage | OtherRooms<br>Den/TV Room<br>Dining Area<br>Great Room<br>Laundry/Utility Room<br>Library/Study<br>Pantry<br>Recreation/Family |
| InteriorFeatures<br>Bar<br>Carbon Monoxide<br>Detector<br>Elevator<br>Kitchen Center Island<br>Security System<br>Storage<br>Smoke/Fire Alarm<br>Walk In Closet | AppliancesIncluded<br>Burglar Alarm<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>Forced Air<br>Gas-Natural<br>Multi-Zoned                                                                            |
| Cooling<br>Central<br>Multi-Zoned                                                                                                                               | HotWater<br>Gas<br>Tankless-gas                                                                                                                                                 | Water<br>Public                             | Sewer<br>Public Sewer                                                                                                          |

#### CONTACT



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



70 Bay Road, Ocean City, NJ, 08226

Price \$10,700,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 15            |
| Bedrooms     | 5             |
| Baths Full   | 6             |
| Baths Half   | 2             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 70.11         |
| Listing #    | 600328        |
| Taxes        | 1.00          |

#### COMMENTS

*Welcome to 70 Bay Road, a rare and extraordinary offering on the most coveted parcel on the bay in Ocean City, the exclusive Hanscom Legacy Property. This architectural gem results from a brilliant collaboration between the acclaimed Asher Slaunwhite Architects and Surroundings Interiors Design, brought to life by the visionary builder Clark Edward, one of the shore's mos...*

#### PROPERTY FEATURES

|                                                                                                                                                                 |                                                                                                                                                                                 |                                             |                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Cedar                                                                                                                                               | OutsideFeatures<br>Boat Slip<br>Cabana<br>Curbs<br>Deck<br>Fenced Yard<br>Outside Shower<br>Pool-In Ground<br>Porch<br>Sidewalks<br>Sprinkler System<br>Enclosed Outside Shower | ParkingGarage<br>Two Car<br>Attached Garage | OtherRooms<br>Den/TV Room<br>Dining Area<br>Great Room<br>Laundry/Utility Room<br>Library/Study<br>Pantry<br>Recreation/Family |
| InteriorFeatures<br>Bar<br>Carbon Monoxide<br>Detector<br>Elevator<br>Kitchen Center Island<br>Security System<br>Storage<br>Smoke/Fire Alarm<br>Walk In Closet | AppliancesIncluded<br>Burglar Alarm<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>Forced Air<br>Gas-Natural<br>Multi-Zoned                                                                            |
| Cooling<br>Central<br>Multi-Zoned                                                                                                                               | HotWater<br>Gas<br>Tankless-gas                                                                                                                                                 | Water<br>Public                             | Sewer<br>Public Sewer                                                                                                          |

#### CONTACT



**Ask for Tom Melchionni**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call: 609-602-8208**  
**Email to: tom@bergerrealty.com**

Scan to see Property page.



**Ask for Tom Melchionni**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call: 609-602-8208**  
**Email to: tom@bergerrealty.com**

Scan to see Property page.

