



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



12 Newcastle, Ocean City, NJ, 08226

Price \$9,300,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 12            |
| Bedrooms     | 5             |
| Baths Full   | 6             |
| Baths Half   | 1             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 70.60         |
| Listing #    | 600658        |
| Taxes        |               |

#### COMMENTS

Welcome to Casa al Mare, a bespoke single-family coastal sanctuary in Ocean City's prestigious Gardens neighborhood custom built by Georgetti Construction. Positioned directly across the street from the beach, this residence captures sweeping ocean views while showcasing architectural pedigree, cutting-edge technology, and timeless Shore style. Masterfully built by Georg...

#### PROPERTY FEATURES

|                                                                                                                                                |                                                                                                                                                                                                                                  |                                                                                            |                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Cedar                                                                                                                              | OutsideFeatures<br>Cabana<br>Curbs<br>Deck<br>Fenced Yard<br>Outside Shower<br>Patio<br>Paved Road<br>Pool-In Ground<br>Porch<br>Porch Enclosed<br>Porch Screened<br>Sidewalks<br>Sprinkler System<br>Enclosed Outside<br>Shower | ParkingGarage<br>Two Car                                                                   | OtherRooms<br>Den/TV Room<br>Dining Room<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Library/Study<br>Loft<br>Recreation/Family |
| InteriorFeatures<br>Cathedral Ceiling<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                                                                                 | AlsoIncluded<br>Blinds<br>Curtains<br>Drapes<br>Furnished<br>Rugs<br>See Remarks<br>Shades | Basement<br>Slab                                                                                                                               |
| Heating<br>Gas-Natural<br>Multi-Zoned                                                                                                          | Cooling<br>Central<br>Multi-Zoned                                                                                                                                                                                                | HotWater<br>Gas                                                                            | Water<br>Public                                                                                                                                |



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



12 Newcastle, Ocean City, NJ, 08226

Price \$9,300,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 12            |
| Bedrooms     | 5             |
| Baths Full   | 6             |
| Baths Half   | 1             |
| Year Built   | 2025          |
| Type         | Single Family |
| Block Number | 70.60         |
| Listing #    | 600658        |
| Taxes        |               |

#### COMMENTS

Welcome to Casa al Mare, a bespoke single-family coastal sanctuary in Ocean City's prestigious Gardens neighborhood custom built by Georgetti Construction. Positioned directly across the street from the beach, this residence captures sweeping ocean views while showcasing architectural pedigree, cutting-edge technology, and timeless Shore style. Masterfully built by Georg...

#### PROPERTY FEATURES

|                                                                                                                                                |                                                                                                                                                                                                                                  |                                                                                            |                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Cedar                                                                                                                              | OutsideFeatures<br>Cabana<br>Curbs<br>Deck<br>Fenced Yard<br>Outside Shower<br>Patio<br>Paved Road<br>Pool-In Ground<br>Porch<br>Porch Enclosed<br>Porch Screened<br>Sidewalks<br>Sprinkler System<br>Enclosed Outside<br>Shower | ParkingGarage<br>Two Car                                                                   | OtherRooms<br>Den/TV Room<br>Dining Room<br>Eat In Kitchen<br>Great Room<br>Laundry/Utility Room<br>Library/Study<br>Loft<br>Recreation/Family |
| InteriorFeatures<br>Cathedral Ceiling<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                                                                                 | AlsoIncluded<br>Blinds<br>Curtains<br>Drapes<br>Furnished<br>Rugs<br>See Remarks<br>Shades | Basement<br>Slab                                                                                                                               |
| Heating<br>Gas-Natural<br>Multi-Zoned                                                                                                          | Cooling<br>Central<br>Multi-Zoned                                                                                                                                                                                                | HotWater<br>Gas                                                                            | Water<br>Public                                                                                                                                |

Sewer  
Public Sewer

CONTACT



Ask for John Sweeney  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 570-620-7677  
Email to: [jjjs@bergerrealty.com](mailto:jjjs@bergerrealty.com)

Scan to see Property page.



Sewer  
Public Sewer

CONTACT



Ask for John Sweeney  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 570-620-7677  
Email to: [jjjs@bergerrealty.com](mailto:jjjs@bergerrealty.com)

Scan to see Property page.

