



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



71 Morningside, Ocean City, NJ, 08226

Price \$5,995,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 14            |
| Bedrooms     | 6             |
| Baths Full   | 4             |
| Baths Half   | 1             |
| Year Built   | 2026          |
| Type         | Single Family |
| Block Number | 70.37         |
| Listing #    | 601043        |
| Taxes        |               |

#### COMMENTS

*This custom-built new construction, ocean-side oasis is located just steps from the beach in Ocean City's exclusive Gardens neighborhood. Featuring a multi level floor plan with 6 bedrooms, 4.5 bathrooms, multiple decks offering breathtaking ocean views, in-ground pool, a gourmet kitchen, custom trim work, 4 stop elevator and much more....*

#### PROPERTY FEATURES

|                       |                    |                    |                |
|-----------------------|--------------------|--------------------|----------------|
| Exterior              | OutsideFeatures    | ParkingGarage      | OtherRooms     |
| Brick                 | Deck               | One and Half Car   | Den/TV Room    |
| Cedar                 | Outside Shower     |                    | Dining Room    |
|                       | Pool-In Ground     |                    | Eat In Kitchen |
|                       | Porch Screened     |                    | Pantry         |
|                       | Sprinkler System   |                    | Storage Attic  |
| InteriorFeatures      | AppliancesIncluded | Basement           | Heating        |
| Elevator              | Dishwasher         | 6 Ft. or More Head | Forced Air     |
| Kitchen Center Island | Dryer              | Room               | Gas-Natural    |
| Walk In Closet        | Gas Stove          |                    | Multi-Zoned    |
|                       | Microwave          |                    |                |
|                       | Refrigerator       |                    |                |
|                       | Self Cleaning Oven |                    |                |
|                       | Washer             |                    |                |
| Cooling               | HotWater           | Water              | Sewer          |
| Ceiling Fan(s)        | Gas                | Public             | Public Sewer   |
| Gas                   |                    |                    |                |
| Multi-Zoned           |                    |                    |                |

#### CONTACT



Ask for Lori McCloskey  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-214-3078  
Email to: lam@bergerrealty.com

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