



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



268 Atlantic Blvd, Ocean City, NJ, 08226

Price \$6,995,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 9             |
| Bedrooms     | 4             |
| Baths Full   | 3             |
| Baths Half   | 0             |
| Year Built   | 1960          |
| Type         | Single Family |
| Block Number | 70.28         |
| Listing #    | 601981        |
| Taxes        | 21081.00      |

#### COMMENTS

*Perfectly positioned along the beachfront in Ocean City's prestigious Gardens section, 268 E. Atlantic Boulevard offers an extraordinary opportunity to own on one of the island's most sought-after stretches of sand. This exceptional four-bedroom, three-bath residence—with an additional office that can serve as a fifth bedroom or flexible living space—captures the e...*

#### PROPERTY FEATURES

|                   |                    |                     |                      |
|-------------------|--------------------|---------------------|----------------------|
| Exterior          | OutsideFeatures    | ParkingGarage       | OtherRooms           |
| Asbestos          | Deck               | Attached Garage     | Den/TV Room          |
| Stucco            | Fenced Yard        | One Car             | Dining Area          |
|                   | Outside Shower     |                     | Eat In Kitchen       |
|                   | Patio              |                     | Great Room           |
|                   | Pool-In Ground     |                     | Laundry/Utility Room |
|                   | Porch              |                     | Library/Study        |
|                   | Sidewalks          |                     | Recreation/Family    |
|                   | Sprinkler System   |                     | Storage Attic        |
| InteriorFeatures  | AppliancesIncluded | AlsoIncluded        | Basement             |
| Cathedral Ceiling | Dishwasher         | Blinds              | Slab                 |
| Elevator          | Disposal           | Curtains            |                      |
| Smoke/Fire Alarm  | Dryer              | Partially Furnished |                      |
| Storage           | Electric Stove     | See Remarks         |                      |
|                   | Microwave          |                     |                      |
|                   | Refrigerator       |                     |                      |
|                   | Self Cleaning Oven |                     |                      |
|                   | Washer             |                     |                      |
| Heating           | Cooling            | HotWater            | Water                |
| Baseboard         | Central            | Gas                 | Public               |
| Gas-Natural       |                    |                     |                      |
| Hot Water         |                    |                     |                      |
| Sewer             |                    |                     |                      |
| Public Sewer      |                    |                     |                      |

#### CONTACT

Ask for J.K. Hepner, III

Scan to see Property page.



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