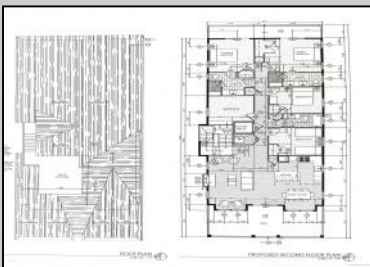




## 5533 Simpson Ocean City, NJ 08226

Asking \$1,495,000.00



SIMPSON AVENUE (FRONT) ELEVATION

### COMMENTS

This fantastic new construction project is located in the quiet south end of Ocean City. The first floor unit with 5 bedrooms and 3 baths will offer all the top end amenities you'd expect from this premier builder, such as Cortex flooring, a beautiful kitchen featuring stainless steel appliances, granite counter, and tile baths. All of this on a large 40' x 115' lot. Just three blocks from the beach and within biking or walking distance to Corson's Inlet State Park, you'll have convenient access to all the south end restaurants, ice cream, mini golf and playgrounds. Hop on the jitney for a trip to the boardwalk or downtown Asbury Ave.

### PROPERTY DETAILS

Unit Features	Parking Garage	Other Rooms	Appliances Included
Fireplace	Garage	Living Room	Range
Kitchen Island	Parking Pad	Dining Room	Self-Clean Oven
	2 Car	Dining Area	Microwave Oven
	Attached	Laundry/Utility Room	Refrigerator
	Concrete Driveway	Great Room	Washer
			Dryer
			Dishwasher
			Disposal
			Stainless Steel Appliance



Ask for Colin Halliday  
Berger Realty Inc.  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: ceh@bergerrealty.com



Water  
Public