Berger Realty
Since 1920

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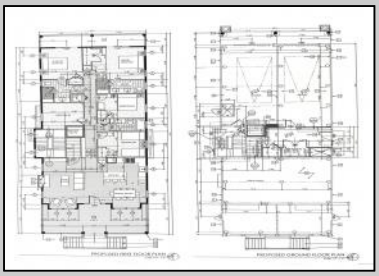
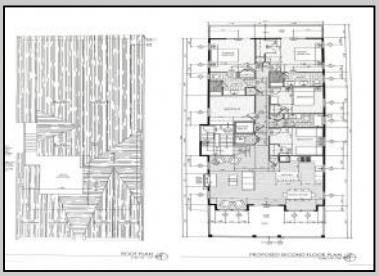
REALTOR





**5535 Simpson**
**Ocean City, NJ 08226**

**Asking $1,695,000.00**

## COMMENTS

This fantastic new construction project is located in the quiet south end of Ocean City. The second floor unit with 5 bedrooms and 3.5 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. Don\'t worry about the stairs - you\'ll have an elevator from the garage directly to your second floor home, and a rooftop deck to enjoy those starry summer nights. 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. Hp on the jitney for a trip to the boardwalk or downtown Asbury Ave.

## PROPERTY DETAILS

| UnitFeatures | ParkingGarage | OtherRooms | AppliancesIncluded |
|---|---|---|---|
| Fireplace | Garage | Living Room | Range |
| Kitchen Island | Parking Pad | Dining Room | Self-Clean Oven |
| Wall To Wall Carpet | 2 Car | Dining Area | Microwave Oven |
| Elevator | Attached | Laundry/Utility Room | Refrigerator |
| Cathedral Ceiling | Concrete Driveway | Great Room | Washer |
| | | | Dryer |
| | | | Dishwasher |
| | | | Disposal |
| | | | Stainless Steel Appliance |

| Cooling | HotWater | Water | Sewer |
|---|---|---|---|
| Central Air | Gas | Public | Public |
| Ceiling Fan | | | |

Ask for Dawn Warren
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