

# Berger Realty

Since 1928



Berger Realty, Inc.  
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5535 Simpson  
 Ocean City, NJ 08226

Asking \$1,695,000.00



SIMPSON AVENUE (FRONT) ELEVATION

### 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. 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
	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



Ask for Joe Young  
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