



**312 Atlantic
Ocean City, NJ 08226**

Asking \$4,700,000.00



COMMENTS

Experience Breathtaking, Unobstructed OceanFront Views that showcase the awe-inspiring beauty of the Great Atlantic Ocean. As the sun sets, enjoy the stunning panorama of Atlantic City evening lights shimmering across the water! Poised among the gardens on the eastern side, this Ocean Front single-family residence has been home to the same family for decades. Set on an impressive 47x130 lot, the property showcases stunning ocean views. The first floor features three comfortable bedrooms, two bathrooms, a cozy family room, and easy access to the pool. A practical laundry room adds convenience to daily chores. On the second floor, the layout is designed to highlight the breathtaking ocean views,(PROPOSED PLANS FOR NEW CONSTRUCTION will enhance sight lines even further) incorporating the primary bedroom and a second family room adjacent to the living room, dining room, and kitchen. Whether you enjoy the existing residence or embark on \"A NEW BUILD\" spacious decks offer an ideal setting to relish in the remarkable sights and sounds of the Atlantic Ocean. The current home includes a roof top deck that provides unmatched views of the ocean and Atlantic City. At the same time, NEW CONSTRUCTION will facilitate additional oceanfront decks from a third story. The current home features four bedrooms and three and a half bathrooms, two family rooms, a living room, dining room, and a kitchen. Amenities include gas heating, central air conditioning, vaulted ceilings, hardwood floors, an outdoor shower, attached garage, and an in ground pool. *For those INTERESTED IN NEW CONSTRUCTION, consult with your architect to envision what your dream home \"will\" look like.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Garage	Living Room
	Deck	Parking Pad	Dining Room
	Porch	2 Car	Kitchen
	Outside Shower	Attached	Den/TV Room
	In Ground Pool		Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Cathedral Ceilings	Oven	Curtains	Crawl Space
Handicap Features	Microwave Oven	Blinds	
Smoke/Fire Alarm	Refrigerator		
Wall to Wall Carpet	Washer		
Fireplace- Wood	Dryer		
Tile Flooring	Dishwasher		
Kitchen Island	Disposal		

Berger Realty

• Since 1928 •



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

✉ info@bergerrealty.com



Smoke/Fire Detector
Stove Natural Gas

Heating
Gas Natural

Cooling
Central Air Condition
Ceiling Fan

HotWater
Gas- Natural

Water
Public

Sewer
Public



Ask for Brent Kolmer
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: bak@bergerrealty.com

