

**312 Atlantic  
Ocean City, NJ 08226**

**Asking \$4,950,000.00**



**COMMENTS**

Ocean Front! Poised among the gardens on the eastern side, this exceptional Ocean Front single-family residence has been lovingly maintained by the same family for decades. Set on an impressive 47x130 lot, the property showcases stunning views. The first floor features three comfortable bedrooms, two bathrooms, a cozy family room with a wet bar, and easy access to the welcoming 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 vast rooftop 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, soaring vaulted ceilings, hardwood floors, an outdoor shower, attached garage, a built-in pool, and much more. \*For those interested in new construction, consult with your architect to envision what your dream home "will" look like.

**PROPERTY DETAILS**

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

# Berger Realty

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