



## 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	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		
	Smoke/Fire Detector		
	Stove Natural Gas		

# Berger Realty

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