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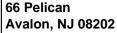












Asking \$7,750,000.00



## COMMENTS

66 Pelican Drive Located on the coveted West Side of Pelican Drive this is the premier bayfront property on the market. Offering unparalleled, unobstructed western views of the marshes vibrant with wildlife and breathtaking sunsets. This property provides a truly private and serene retreat. The existing home features 5 spacious bedrooms, an office, and 2.5 baths, along with a 2-car garage and a pool. With its expansive, oversized lot, this location is ideal for building your custom bayfront dream home, allowing for approximately 7,000 square feet of luxury living space with a pool. The oversized lot will allow for construction of a larger home than most standard sized lots located on Pelican Drive. Easy flowing waters make it the ideal location for swimming, paddleboarding, kayaking and all the bay activities. This is one of the last opportunities to develop a custom bayfront masterpiece in the most desirable bayfront location on the island. The property is being sold in As-Is condition. Give us a call today to discuss the possibilities at this one of a kind bayfront site.

PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	Heating
Wood	Outside Shower	2 Car	Electric
Cooling	HotWater	Water	Sewer
Central Air Condition	Electric	City	City
6	Ask for Linda Watts Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: Ijw@bergerrealty.com		IKANA CARANT CARANT