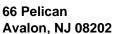




Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com





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

City

Exterior	OutsideFeatures Outside Shower	ParkingGarage	Heating
Wood		2 Car	Electric
Cooling	HotWater	Water	Sewer

Electric



Central Air Condition

Ask for Matthew Bader
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: mbb@bergerrealty.com

Email to: mhb@bergerrealty.com http://www.BADERCOLLINS.com



City