Berger Realty
Since 1920

Berger Realty, Inc.
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REALTOR

**1231 Simpson**
**Ocean City, NJ 08226**

**Asking $1,695,000.00**

## COMMENTS

Another stunning new construction single family home built by STAR Builders! This beauty comes with fantastic amenities and features, and includes 5 spacious bedrooms with 4.5 luxury baths! The gourmet chef\'s kitchen is magnificent, and features high-end cabinetry, SS appliances, and beautiful granite/quartz counters with a designer tile backsplash and under-counter lighting. The kitchen flows seamlessly into the grand living room with gas fireplace and dining area. The home also features hardwood flooring in great room, stairs and hallway, 2-zone gas heat and central air, tiled shower & bath, elevated vanities in bathrooms, tilt-in windows, a maintenance-free exterior, 2-car garage, large lot (30 x 115), and more! This home is an absolute must see. Plans and specs available. Great Location! (close to beach, boardwalk and shopping) Great New Construction! (quality builder) Great Value! See you on the Beach!

## PROPERTY DETAILS

| Exterior | OutsideFeatures | ParkingGarage | OtherRooms |
|---|---|---|---|
| Vinyl | Curbs | Attached Garage | Dining Room |
| | Deck | Auto Door Opener | Eat In Kitchen |
| | Enclosed Shower | Outside Two Car | Great Room |
| | Paved Road | | Laundry/Utility Room |
| | Porch | | Pantry |
| | Sidewalks | | Storage Attic |

Ask for Brent Duncan
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| Appliances Included | Basement | Heating |
|---|---|---|
| Dishwasher | Crawl Space | Forced Air |
| Disposal | Slab | Gas Natural |
| Dryer | | Multi-Zoned |
| Gas Stove | | |
| Microwave | | |
| Refrigerator | | |
| Self Cleaning Oven | | |
| Washer | | |

| Cooling | HotWater | Water | Sewer |
|---|---|---|---|
| Ceiling Fan(s) | Gas | Public | Public Sewer |
| Central | | | |
| Multi-Zoned | | | |