



3220 Simpson Avenue  
Ocean City, NJ 08226

Asking \$2,299,900.00



### COMMENTS

Elegance abounds in this magnificent Single Family New Construction home ready in time for Summer 2024! Boasting 5 huge bedrooms & 4.5 baths, this one will be a show stopper! First level features spacious living room with gas fireplace and deck access, dining area for all your guests & gourmet kitchen with ample seating at the center island. Laundry room & powder room are on this level as well as a Junior master suite with full bath & walk in closet. Elevator to the 2nd floor where you'll find 3 more cozy bedrooms, 2 full baths as well as the Master suite with deck access & master bath. Gas heat, Central Air, ceiling fans, roof top deck & more upgrades galore in this masterpiece situated on a large 40 X 115 lot. Lots of time to customize selections & choose colors. Three car garage, manicured yard, great location for year round or Summer occupancy.

### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck Paved Road Sprinkler System	Attached Garage Three or More Cars	Dining Area Eat In Kitchen Laundry/Utility Room
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide Detector	Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Crawl Space	Forced Air Gas-Natural
		<p>Ask for Brent Kolmer Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: bak@bergerrealty.com</p>	
HotWater Gas	Water Public		