

**349 17th Street
Ocean City, NJ 08226**

Asking \$2,985,000.00



COMMENTS

Recent Construction single family home completed 2023 with incredible bay views from almost every room!!!!... Unique modern style residence with all the bells and whistles. As you enter into the ground floors beautifully tiled foyer you will find access to the elevator, coat closet, large two car plus garage with EV charger, fully enclosed oversized outside shower, and outdoor small fenced in yard for dogs with patio. Up the stairs to a junior master bedroom with ensuite bathroom and private balcony, 3 additional bedrooms all with decks, beautiful custom tile hall bathroom plus a den/ play room. You will then go up to the main level where you will find an open floor plan featuring a custom gourmet kitchen with quartz countertops, enormous island with waterfall edges, stainless steel Wolf 6 burner gas stove, dual Wolf convection ovens, dual Bosch dishwashers. Separate coffee/cocktail bar with wine refrigerator. Plenty of cabinet space plus a walk in pantry! The living room features an accent wall with linear fireplace. You will love the natural sunlight from the many windows and sliding door out to one of many decks. The executive office space is also located on this level along with a beautiful powder room. The top floor features a full private master suite with en-suite bathroom including enormous shower with bench and rain shower, walk in closet, coffee bar with sink and beverage refrigerator plus it is all accessible by elevator. The HUGE partially covered private deck with 7 person hot tub, outdoor covered dining room that fits 12 guests, outdoor living room, BBQ area, and unbelievable OPEN BAY views. When you are spending time on this roof deck.....you will not want to go to the beach!!! This is the prefect spot to soak in the amazing sunsets.... All this is situated on a 79 X 90 ft lot in Ocean City!. Additionally, the exterior of the home is constructed with weatherproof no maintenance Hardie board and Azek siding.

PROPERTY DETAILS

| | | | |
|------------------|--------------------|------------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms |
| See Remarks | Curbs | Attached Garage | Den/TV Room |
| | Deck | Auto Door Opener | Dining Area |
| | Enclosed | Outside Two Car | Eat In Kitchen |
| | Shower | | Laundry/Utility Room |
| | Fenced Yard | | Library/Study |
| | Patio | | Pantry |
| | Paved Road | | |
| | Porch | | |
| | Sidewalks | | |
| | Sprinkler System | | |
| InteriorFeatures | AppliancesIncluded | Heating | Cooling |

Berger Realty

• Since 1928 •



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

✉ info@bergerrealty.com



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|-----------------------|--------------------|---------------|------------|----------------|
| Carbon Detector | Monoxide | Burglar Alarm | Forced Air | Ceiling Fan(s) |
| Cathedral Ceiling | Dishwasher | Gas-Natural | Central | Multi-Zoned |
| Elevator | Disposal | Multi-Zoned | | |
| Kitchen Center Island | Dryer | | | |
| Security System | Gas Stove | | | |
| Smoke/Fire Alarm | Microwave | | | |
| Storage | Refrigerator | | | |
| Walk In Closet | Self Cleaning Oven | | | |
| | Washer | | | |
| HotWater | Water | Sewer | | |
| Tankless-gas | Public | Public Sewer | | |



Ask for James Gray Haenn
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jgh@bergerrealty.com

