



**60 Arkansas Ave
Ocean City, NJ 08226**

Asking \$5,995,000.00



COMMENTS

Discover the epitome of waterfront luxury in this Ocean City Riviera section oasis. This custom-built residence showcases 6 bedrooms, 6 full baths and an expansive 4,458 sq ft of living space, brimming with premium upgrades. Its distinguished exterior features durable fiber cement board siding, sleek metal roofing, and high-quality Andersen 400 Series windows and sliders. These open to an expansive deck that offers breathtaking views of the deep-water lagoon, complete with maintenance-free decking, an Intex railing system, and two inviting boat slips. The moment you approach, the home's magnificence is undeniable, from the stunning oversized front door to the elegant brick and bluestone steps. Inside, the first floor unfolds into a vast chef's kitchen, equipped with a full suite of GE Monogram appliances including a 48" stove, fridge, dishwasher, and a convenient wet bar area featuring a built-in Scotsman ice maker and additional refrigerator drawers—perfect for hosting. The kitchen also boasts an oversized island topped with quartz, adjacent to a dining area large enough for the whole family, complemented by a sizable walk-in pantry. This level also includes a bedroom with a full bathroom and a mudroom outfitted with a washer/dryer, offering a glimpse of the lagoon through massive sliding glass doors in the living room. Exquisite custom woodwork adorns the home, from built-ins in the living room to shiplap ceilings in the kitchen, living area, and master bedroom, adding a touch of elegance with wainscoting and six-piece window/door trim. The second floor hosts a grand primary suite with an attached home office overlooking the water, three en suites, and a second laundry room complete with cabinetry and countertop. The third floor introduces a lounge area, another en suite with an office/bunk room/craft room, and a private deck, alongside ample storage solutions including a large walk-in attic, a pull-down loft in the garage, and a full concrete crawl space. Ensuring peace of mind, the residence is also equipped with a backup generator, seamlessly integrated to provide uninterrupted comfort and security during any power outages. Outdoor living is redefined here with a heated in-ground gunite pool, a stationary and a floating dock with two boat slips plus space for Waverunners, all enjoying southern exposure. The back deck, designed for entertaining, features a gas fireplace, outdoor television, countertop seating, drop-down shades, and a wireless entertainment system. Here, cocktails, family meals, and sunsets are not just enjoyed but celebrated. This home isn't just a dwelling; it's a lifestyle, promising endless days of luxury and relaxation by the water. Contact us to schedule your private showing today.

PROPERTY DETAILS

Exterior		OutsideFeatures	ParkingGarage	OtherRooms
Brick		Boat Slip	Attached Garage	Den/TV Room
Fiber Cement Board Siding		Cabana Deck	Auto Door Opener	Dining Area
			One and Half Car	Eat In Kitchen

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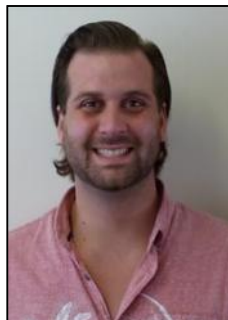


Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
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		Fenced Yard Outside Shower Patio Paved Road Pool-In Ground Porch Sidewalks Sprinkler System		Great Room Laundry/Utility Room Pantry Storage Attic
Interior Features	Appliances Included	Also Included	Basement	
Carbon Monoxide Detector	Burglar Alarm	Blinds	Crawl Space	
Cathedral Ceiling	Dishwasher	Partially Furnished		
Kitchen Center Island	Disposal	Shades		
Security System	Dryer			
Smoke/Fire Alarm	Gas Stove			
Storage	Microwave			
Walk In Closet	Refrigerator			
	Self Cleaning Oven			
	Washer			
Heating	Cooling	Hot Water	Water	
Forced Air	Ceiling Fan(s)	Gas	Public	
Gas-Natural	Central			
Multi-Zoned	Multi-Zoned			
Sewer				
Public Sewer				



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