

**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 unite 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

# Berger Realty

Since 1928



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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

Carbon Monoxide  
Detector  
Cathedral Ceiling  
Kitchen Center Island  
Security System  
Smoke/Fire Alarm  
Storage  
Walk In Closet

Appliances Included

Burglar Alarm  
Dishwasher  
Disposal  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Self Cleaning Oven  
Washer

Also Included

Blinds  
Partially Furnished  
Shades

Basement

Crawl Space

Heating  
Forced Air  
Gas-Natural  
Multi-Zoned

Cooling  
Ceiling Fan(s)  
Central  
Multi-Zoned

Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer



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