

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



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