

**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

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	Fenced Yard		Great Room
	Outside Shower		Laundry/Utility Room
	Patio		Pantry
	Paved Road		Storage Attic
	Pool-In Ground		
	Porch		
	Sidewalks		
	Sprinkler System		
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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