



1601 Bay  
Ocean City, NJ 08226

Asking \$2,449,900.00



#### COMMENTS

\*\*\*FOR A LIMITED TIME, the seller is providing a price reduction and \$70,000 seller's contribution towards a permanent interest rate buy-down as low as 4.875% and assistance towards the buyer's closing costs! This will be granted with an acceptable offer. Please call for specific details!\*\*\* This beautiful new Scafisi-built home is waiting for that special buyer! With a square footage of 2,470 sq. ft., not including the garage or outdoor decks, you will have plenty of room to spread out. There is ample parking for eight cars within the garage and driveway. The ground floor is fully tiled and has a bonus area beyond the front entrance, with sliding glass doors leading to the fenced-in yard with enclosed outdoor shower and beautiful in-ground heated pool. The ground-floor elevator takes you to both the first and second floors, or you can use the stairs. The first floor features 5 bedrooms and 3 fully tiled bathrooms with frameless glass shower doors. The Owner's Suite is on the second floor, featuring 2 walk-in closets and a luxurious bathroom with a spacious walk-in shower, double sinks, and a separate water closet. There is also a half bath and laundry room on this floor. The second floor also focuses on entertaining, with a huge open concept living area. The family room features a vaulted ceiling and a cupola above, as well as sliding glass doors to view the nearby bay and sunsets. One side of the room has a full wall of cabinetry with a large wet bar and beverage refrigerator. The opposite side of the room highlights a gas fireplace surrounded by wainscoting to match the rest of the house. The gourmet kitchen is the centerpiece of the space, with beautiful white cabinetry, marbled quartz countertops and GE Monogram appliances, including a 36-inch range with pot filler and a French door refrigerator. There is an ice maker and beverage refrigerator in the center island, and a ceramic farmhouse sink and dishwasher in the surrounding counter. All flooring is carefree LVP flooring throughout, except where previously mentioned. The outside features huge wrap-around decks on both levels, and a rooftop deck accessed from the second level deck to get a bird's eye view of beautiful Ocean City! Listing Agent is related to Seller.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	Attached Garage	Eat In Kitchen
	Deck	Three or More Cars	
	Enclosed	Outside	
	Shower		
	Fenced Yard		
	Patio		
	Pool-In Ground		
	Sidewalks		

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide Detector	Dishwasher	Slab	Forced Air
Elevator	Disposal		Gas-Natural
Kitchen Center Island	Dryer		Multi-Zoned
Smoke/Fire Alarm	Gas Stove		
Storage	Microwave		
Walk In Closet	Refrigerator		
	Washer		
Cooling	HotWater	Water	Sewer
Ceiling Fan(s)	Gas	Public	Public Sewer
Central			
Multi-Zoned			



Ask for Alexandra Caulfield  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [aic@bergerrealty.com](mailto:aic@bergerrealty.com)

