

**3022 Simpson  
Ocean City, NJ 08226**

**Asking \$1,749,500.00**



**COMMENTS**

Gorgeous newer single family home in a great, quiet residential neighborhood! This quality build features: 4 spacious bedrooms, each with their own private luxury bathroom w/ tiled showers and tile above tub + powder room, gourmet kitchen with 42" cabinets, large two level island with seating for 6, granite countertops, SS appliances, tile backsplash, bamboo hardwood flooring throughout, board & batten walls in hallway, foyer, stairwell, kitchen island, gas vented fireplace, two story foyer entrance, 9' ceilings on 1st floor, 8.5' ceilings on 2nd floor, crown molding in great room and hallways, 2,610 sq. feet of living space, large 40 x 115 lot, enclosed outside shower, 4 total decks (2 extra large front decks and 2 rear decks), awning on front deck and fiberglass decks recently redone, new exterior doors, hurricane impact windows, concrete slab in crawlspace for additional storage, 2 car garage + 4 additional spaces on the driveway, attic storage, 2-zone gas heat and central air, and more! This beauty was built in 2014 w/ 2 x 6 framing and has a fantastic maintenance free exterior! Great location! Spectacular single family home in mint condition! Outstanding value! See you on the Beach!

**PROPERTY DETAILS**

Exterior Vinyl	OutsideFeatures Curbs Deck Enclosed Shower Paved Road Porch Sidewalks	ParkingGarage Attached Garage Auto Door Opener Outside Two Car	OtherRooms Dining Area Great Room Laundry/Utility Room Pantry Storage Attic
InteriorFeatures Carbon Detector Cathedral Ceiling Kitchen Center Island Smoke/Fire Alarm Storage	AppliancesIncluded Dishwasher Disposal Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	AlsoIncluded Blinds Partially Furnished	Basement 6 Ft. or More Head Room
Heating Forced Air	Cooling Ceiling Fan(s)	HotWater Gas	Water Public

# Berger Realty

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Gas-Natural  
Multi-Zoned

Central  
Multi-Zoned

Sewer  
Public Sewer



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