



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

# Berger Realty

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Gas-Natural  
Multi-Zoned

Central  
Multi-Zoned

Sewer  
Public Sewer



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