

**21 Walton  
Ocean City, NJ 08226**

**Asking \$3,499,000.00**



**COMMENTS**

Step into your waterfront oasis nestled in Ocean City's tranquil Glencove lagoon, within the serene bayside neighborhood of Walton Place. This 2019 new construction on a raised lot is an entertainer's delight, boasting a sun-drenched great room with its seamless flow between the kitchen, dining, and living areas. The kitchen is adorned with quartz countertops, a large center island, stainless-steel appliances, and a chic tile backsplash. The dining and living room areas are open offering tremendous space and sweeping bay views, ideal for gatherings and relaxation. Step outside the living room to the 1st floor back deck and enjoy the bay vibes that encompass you. Ascend to the second floor and discover an expansive Master suite, featuring a generously sized bedroom, an upgraded ensuite bath with a double vanity, and tiled shower. A cozy den with a gas fireplace and a large covered deck accessible by sliders in both the den and sleeping area provide the perfect setting for enjoying your morning coffee. Two additional comfortable bedrooms, one offering bay views and the other bunk beds for accommodating guests, complete this floor. On the third floor, you'll find the second Master Suite. With its majestic bedroom, ensuite bath boasting a dual vanity, and an enormous deck offering breathtaking views of the open bay and Atlantic City skyline, this level epitomizes luxury waterfront living. Another bedroom with an ensuite bath (3 total ensuites), along with bay views from this bunk room, ensure every guest enjoys comfort and tranquility. All three floors have elevator access. The multi-purpose garage, cleverly designed to maximize space, offers endless possibilities. With a 2-car stacked driveway and additional parking options, including space for 4 off-street vehicles, convenience is key. The versatile garage features a second overhead door on the bay side, providing access to the enormous back deck/patio area and your baylife toys on the 37' dock. Conveniently located within walking distance of local shops, downtown eateries, and Asbury Ave. shopping, this home combines creative design, spaciousness, elegant decor, charming scenery, and a central location to fulfill your waterfront living dreams. Don't miss your chance to experience the epitome of coastal living – come check it out!!

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Boat Slip	Attached Garage	Den/TV Room
	Curbs	Auto Door Opener	Dining Area
	Deck	See Remarks	Eat In Kitchen
	Enclosed Shower	Outside Two Car	Great Room
	Fenced Yard		Laundry/Utility Room
	Handicap Access		Recreation/Family
	Outside Shower		

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



		Patio		
		Paved Road		
		Porch		
		Sidewalks		
		Sprinkler System		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement	
Carbon Monoxide Detector	Burglar Alarm	Blinds	Slab	
Cathedral Ceiling	Dishwasher	Curtains		
Elevator	Disposal	Drapes		
Security System	Dryer	Furnished		
Smoke/Fire Alarm	Gas Stove	Rugs		
Storage	Microwave	See Remarks		
Walk In Closet	Refrigerator	Shades		
	Self Cleaning Oven			
	Washer			
Heating	Cooling	HotWater	Water	
Forced Air	Ceiling Fan(s)	Gas	Public	
Gas-Natural	Central	Tankless-gas		
Multi-Zoned	Multi-Zoned			
Sewer				
Public Sewer				



Ask for John Greiner  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jag@bergerrealty.com

