

**2924 Simpson Ave  
Ocean City, NJ 08226**

**Asking \$1,640,000.00**



**COMMENTS**

Exciting opportunity for your family to enjoy all the fun and excitement of the summer of 2024 in this fabulous custom-built home, perfect for both second homeowners and full-time residents. This home, designed for the current owner's family, features a unique floor plan, striking architectural front elevations, and a seamless flow ideal for a casual Ocean City shore lifestyle. As you approach, the manicured landscaping, great design, and oversized windows create an inviting atmosphere full of light and energy. The open floor plan combines the family room, kitchen, dining area, and den/reading room, providing an incredible space for the whole family to be together and entertain seamlessly. The living room features a gas fireplace and connects beautifully with the dining area, den, and kitchen, all leading to a large outdoor covered rear deck and private yard. The upgraded kitchen boasts custom cabinetry, ample counter space, a center island, a subzero refrigerator, an upgraded appliance package, and 42-inch cabinetry, all open to the first-floor living space, creating a fabulous environment for the entire family. Off the first-floor living space, the expansive primary bedroom offers ample closet space, lots of square footage, a tray ceiling, bonus closets, and a stunning bathroom with a walk-in shower. The second floor includes two additional bedrooms with two full bathrooms, one of which is an en suite that can serve as a second primary bedroom. There's also a den area on the second floor that can flex into an extra sleeping area, office space, playroom, or quiet den. The large fiberglass deck with south-western exposures is perfect for enjoying the view. The home is handicap accessible with a wheelchair ramp through the garage, a stairlift chair to the second floor, and an accessible first-floor bathroom. This meticulously maintained home features a low-maintenance exterior, an oversized garage, a large brick paver driveway, newer HVAC, a sheetrock garage, plenty of storage, a Trex-style deck, and a fenced yard, perfect for the Jersey Shore lifes. Open House is scheduled for July 7th. Please call for details or to schedule a private showing.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	One Car	Den/TV Room
Wood Shingle	Fenced Yard		Dining Area
	Handicap Access		Eat In Kitchen
	Patio		Great Room
	Porch		Laundry/Utility Room
	Sidewalks		Library/Study
	Sprinkler System		Loft
			Pantry
			Primary BR on 1st floor

# Berger Realty

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InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dishwasher	Blinds	Slab
Elevator	Disposal		
Handicap Features	Dryer		
Kitchen Center Island	Gas Stove		
Security System	Microwave		
Smoke/Fire Alarm	Refrigerator		
Storage	Self Cleaning Oven		
	Washer		
Heating	Water	Sewer	
Gas-Natural	Public	Public Sewer	



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