

**45 Walnut  
Ocean City, NJ 08226**

**Asking \$4,450,000.00**



**COMMENTS**

BAY FRONT BEAUTY on oversized 6000 sq ft. lot (52.68 x 114.37). 20% larger and longer than most Bayfront lots allowing for an amazing outdoor living space.. Crafted to Resemble the Coastal Architectural Elegance of a Bygone Era by Renowned Architect Mark Asher who creates Homes that Defines "Timelessness and Grace. Built and cared for by Original Owner! NOT a Spec Build. Situated on the Beautiful Natural deep Lagoon of "Sunny Harbor" in the Highly Sought After Riviera Section of OCNJ, 45 Walnut Boasts Opulent Features and Amenities That Will Challenge the Most Discerning of Tastes: Hand Split Canadian White Cedar Siding where each shingle was individually dipped in Cabot Stain, Mahogany Porch Ceilings and Decks, Engineered Maple Hardwood Floors Throughout each room, Chef's Kitchen (NEFF Custom Wood Cabinetry with stainless steel interior drawers, Detailed Tile Backsplash, Miele Built in Cafe System, Wolf & Sub Zero Appliances, Steamer, warming drawer, Deep Fryer, etc.), Gorgeous Tiled Bathrooms Including Custom Built in Cabinetry and Vanities, Central Vacuum, Multi-Zoned Heat and Air (Two New Condensers), Expansive oversized Outdoor Living Space(1400 sq ft deck 37'\x38'\) With Multiple Dining and Entertaining Areas along with a 10x24 Heated Pool with multiple jets and LED lighting Overlooking the Lagoon, New Timber Tech Decking in 2023, Sunbrite 55" Outdoor TV. Ample Interior and Exterior Storage, Exterior Gas Line for Grilling, Built in Sonos Speaker System with Multiple Zones (Including Exterior)... The Garage has been refinished with Heat and is currently utilized as an in Home Fitness Room with Top of the Line Norditrac Equipment and a pull down Custom Garage door size Screen Door for your workouts.The List is Endless! Over 52' of Deep Water Bay Frontage on "Sunny Harbor" Along with Multiple Slips Provides for All of One's Boating and Water Sport Needs, not to mention a straight shot out to the Channel. A True Masterpiece in a Most Coveted Neighborhood where Waterfronts rarely hit the "Open Market"(Walnut Rd.)Low Flood Insurance Premium of \$440. Would be impossible and be nearly \$1,000,000 more to Duplicate today at the price offered by seller. A discerning buyer who knows Location, construction Value and Architecture will appreciate this home. Appointment and Pre-Qual requested.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Boat Slip	Heated Garage	Dining Room
Cedar	Deck	One Car	Eat In Kitchen
Wood Shingle	Fenced Yard		Great Room
	Porch		Laundry/Utility Room
	Shed		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating

# Berger Realty

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