

# Berger Realty

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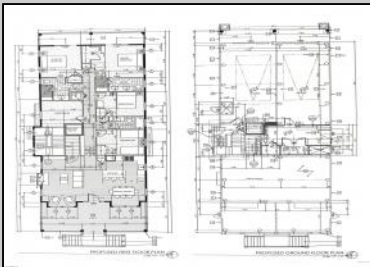
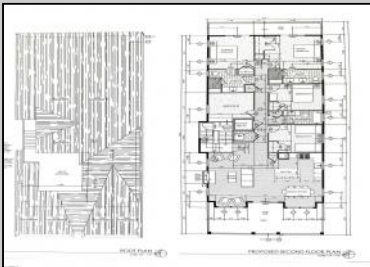
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

oc17@BergerRealty.com



5535 Simpson  
Ocean City, NJ 08226

Asking \$1,695,000.00



SIMPSON AVENUE (FRONT) ELEVATION

## COMMENTS

This fantastic new construction project by Whale Beach Builders is located in the quiet south end of Ocean City. The second floor unit with 5 bedrooms and 3 and a half baths will offer all the top end amenities you'd expect from this premier builder, such as Cortex flooring, a beautiful kitchen featuring stainless steel appliances, granite counters, and tile baths, all on a big 40 x 115 ft. lot. Don't worry about the stairs - you'll have an elevator from the garage directly to your second floor home, and a roof top deck to enjoy those starry summer nights. Just three blocks from the beach, and within biking or walking distance to Corson's Inlet State Park, you'll have convenient access to all the south end restaurants, ice cream, mini golf and playgrounds. Hop on the jitney for a trip to the boardwalk or downtown Asbury Ave. First floor unit is also available for \$1,495,000.

## PROPERTY DETAILS

Exterior Vinyl	ParkingGarage Attached Garage One Car	OtherRooms Dining Area Great Room Laundry/Utility Room	InteriorFeatures Cathedral Ceiling(s) Elevator Fireplace(s) Kitchen Center Island Master Bath Wall to Wall Carpet
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Cooling  
Ask for Matthew Calamia  
Central  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: gmj@bergerrealty.com

Water  
Call Matthew

Sewer  
Public Sewer

