

# Berger Realty

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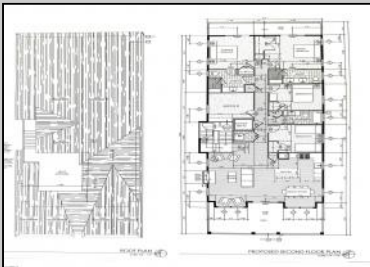


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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5535 Simpson  
Ocean City, NJ 08226

Asking \$1,695,000.00



## 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<br>Vinyl | ParkingGarage<br>Attached Garage<br>One Car | OtherRooms<br>Dining Area<br>Great Room<br>Laundry/Utility Room | InteriorFeatures<br>Cathedral Ceiling(s)<br>Elevator<br>Fireplace(s)<br>Kitchen Center Island<br>Master Bath<br>Wall to Wall Carpet |
|-------------------|---|---|---|



Cooling  
Ask for Thomas Byrne  
Central  
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Call: 609-399-0076  
Email to: tfb@bergerrealty.com

Water  
Byrne Water

Sewer  
Public Sewer

