

# Berger Realty

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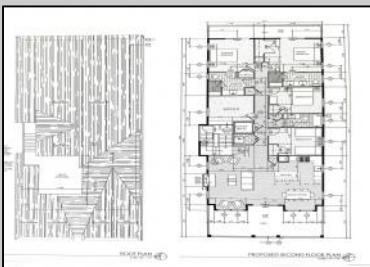
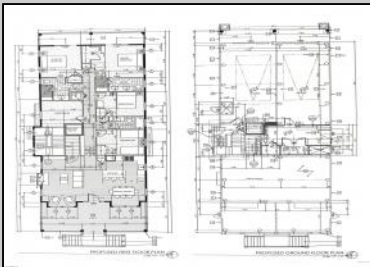
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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5533-35 Simpson  
Ocean City, NJ 08226

Asking \$3,190,000.00



SIMPSON AVENUE (FRONT) ELEVATION

## COMMENTS

This fantastic new construction project by Whale Beach Builders is located in the quiet south end of Ocean City. This is your chance to own an entire duplex with 5 bedrooms on each floor, 3 baths on the first floor, and 3.5 baths on the second floor. This duplex property 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 to the 2nd floor unit - you'll have an elevator from the garage directly to your 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 is available separately for \$1,495,000. Second floor is available separately for \$1,695,000.

## PROPERTY DETAILS

|                  |                 |                    |             |
|------------------|-----------------|--------------------|-------------|
| OutsideFeatures  | ParkingGarage   | OtherRooms         | Basement    |
| Outside Shower   | Attached Garage | Dining Area        | Crawl Space |
| Sidewalks        | One Car         | Great Room         |             |
| Sprinkler System |                 | Laundry/Utility Rm |             |

|             |                |          |        |
|-------------|----------------|----------|--------|
| Heating     | Cooling        | HotWater | Water  |
| Gas Natural | Ceiling Fan(s) | Gas      | Public |
|             | Central        |          |        |



Ask for Brian Kolmer

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