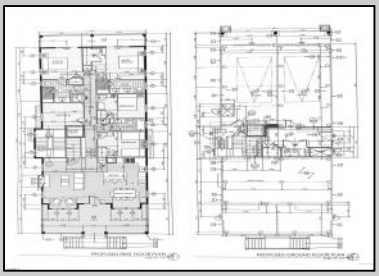
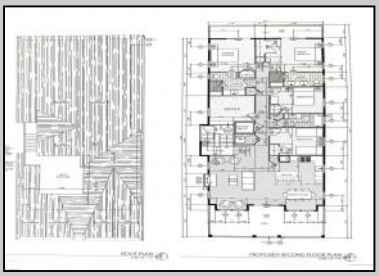
Berger Realty
Since 1920

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

REALTOR





5533-35 Simpson
Ocean City, NJ 08226

Asking $3,190,000.00

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		
Electric			

Ask for James P. Monroe
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: jmp@bergerrealty.com