

**820 1st  
Ocean City, NJ 08226**

**Asking \$2,849,900.00**



**COMMENTS**

Welcome to this extraordinary custom single-family home/duplex, built by the owners through Coastal Construction. Conveniently located on a beach block, this high-end property boasts a luxurious living experience across two meticulously designed levels, set up as a full duplex or as a single. With seven spacious bedrooms and six full bathrooms, this home is perfect for large families and or incredible investment opportunity. First floor has 3brs and 2baths, and the upper cottage has 4brs + den, 3 baths. Each floor features a chef's kitchen with maple white cabinetry, a full suite of stainless-steel appliances, marble countertops, and a wine cooler. The living rooms are equipped with a 60" HDTV and a custom 72" LCD fireplace, complemented by exotic hardwood floors and plush carpeting for added elegance. The second floor showcases an open floor plan with a gourmet kitchen, fully upgraded with a Kitchen Aid stainless steel appliance suite, marble countertops, and a wine cooler. The master bedroom on this level offers a playroom/den or extra sleeping space, and front and rear decks with a built-in gas BBQ. Bathrooms throughout the home are finished in Carrera marble with quartz countertops for a spa-like feel. Additional features include custom double crown molding and trim, custom wood shutters, maintenance-free vinyl siding and railings, gas heat, and central air. Ample deck space allows for outdoor enjoyment, along with private outdoor showers, separate two large one-car garages, and additional parking spots off the alley. This beautifully decorated, high-end custom quality build includes tons of upgrades, making it better than new construction. This property offers a great investment opportunity with a very strong rental history. Property is being sold unfurnished; however, furniture is negotiable. Sold as condos as well 1st floor; \$1,299,900 and 2nd/3rd floor; \$1,549,900.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Vinyl	Deck Outside Shower	Two Car	Smoke/Fire Alarm
AppliancesIncluded	AlsoIncluded	Heating	Cooling
Dishwasher	Fireplace Equipment	Gas-Natural	Central
Dryer			
Microwave			
Refrigerator			
Self Cleaning Oven			
Washer			
HotWater	Water	Sewer	

# Berger Realty

• Since 1928 •



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

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Gas

Public

Public Sewer



Ask for Blake Halliday  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [beh@bergerrealty.com](mailto:beh@bergerrealty.com)

