

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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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 as is. Furniture is negotiable. Sold as condos as well 1st floor; \$1,299,900 and

00. Ask for Lureen "Lani" Calcara  
**PROPERTY DETAILS**  
Berger Realty Inc.  
Parking Garage Heating  
3160 Asbury Avenue Ocean City  
Two Car Gas-Natural  
Call: 609-399-0076



Email to: luc@bergerrealty.com  
Water Sewer  
Public Public Sewer

