

# Berger Realty

Since 1928



**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



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

**Asking \$1,299,900.00**



## COMMENTS

Experience unparalleled luxury in this custom-built beach block first-floor unit by Coastal Construction, showcasing exquisite finishes throughout. This beautifully designed home features 3 bedrooms, 2 baths, gas heat, central air, front and rear decks, a private side entrance, and direct access to the garage. The amazing chef's kitchen, perfect for entertaining, boasts maple white cabinetry, stainless steel appliances, double-thick custom marble countertops, and a wine cooler nestled in the large island. The living room offers ample seating, a 60" HDTV, and a custom 72" LCD fireplace, complemented by exotic hardwood flooring throughout the living spaces. The unit also includes custom double crown molding, a trim package, and decorator-furnished custom wood shutters. The master bedroom, complete with a King bed and rear deck for morning coffee enjoyment, features an ensuite with a walk-in full glass spa shower. Bathrooms are finished in luxurious Carrera marble with quartz countertops, creating a spa-like atmosphere. This unit provides parking for one car and a large garage for additional parking and storage. Enjoy maintenance-free living with vinyl siding, vinyl railings, a high-end enclosed outdoor shower, and custom exterior light fixtures. The property is being sold unfurnished; however, furniture is negotiable. It presents a great investment opportunity with an extraordinarily strong rental history. Also, whole building is available, \$2,849,900 and the 2nd/3rd floor: \$1,549,900.

## PROPERTY DETAILS

Exterior	ParkingGarage	InteriorFeatures	Heating
	One Car	Fireplace(s)	Gas-Natural
	Ask for Thomas Hordan		
	Berger Realty Inc		
	1330 Bay Avenue, Ocean City		
	Call: 609-391-1330		
	Email to: tph@bergerrealty.com		
	Hardwood Floors	Pets Allowed	
	Wall to Wall Carpet		
	Water		
	Gas		

