

# Berger Realty

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Berger Realty, Inc.  
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820 1st Street, 2nd Floor  
 Ocean City, NJ 08226

Asking \$1,549,900.00



### COMMENTS

Welcome to this incredible custom-built upper cottage by Coastal Construction, spanning the second and third floors. This unit, filled with upgrades and offering a feel superior to new construction, boasts four spacious bedrooms and three full bathrooms, making it feel like a single-family home. The open floor plan flows seamlessly throughout, starting with the main living room featuring exotic hardwood floors, custom double crown molding, a 60" HDTV, and a custom 72" LCD fireplace. The expansive living space is perfect for both relaxation and entertainment. The gourmet kitchen includes maple white cabinetry, fully upgraded Kitchen Aid stainless steel appliances, double-thick marble countertops, and a wine cooler seamlessly integrated into the expansive island with Ralph Lauren lighting fixtures. The master bedroom on the second floor features a versatile playroom/den with extra sleeping space, front and rear decks, and a built-in gas BBQ. The master bathroom impresses with a large walk-in glass shower. The additional three bedrooms are equally spacious, each designed for comfort. Bathrooms are finished in luxurious Carrera marble with quartz countertops, creating a spa-like ambiance. Additional features include gas heat, central air, maintenance-free vinyl siding and railings, and custom exterior light fixtures. The unit is decorator-furnished with custom wood shutters and offers two front decks and two rear decks. There's also a private outdoor shower, a large one-car garage, and an additional parking spot off the alley. The property is being sold unfurnished; however, furniture is negotiable. This is a great investment opportunity with an extraordinarily strong rental history. The first floor and the entire building are also available for \$2,299,900. Whole building: \$2,849,900.

### PROPERTY DETAILS

Ask for Tony Bon  
 Parking Garage  
 One Car  
 Berger Realty Inc.  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: ab@bergerrealty.com  
 Water  
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 Call to Wall Carpet  
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