



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 purchase. First floor: \$1,299,900. Whole building: \$2,849,900.

### PROPERTY DETAILS

Exterior	Parking/Garage	Interior Features	Heating
Vinyl	One Car	Hardwood Floors	Gas Heat
		Pets Allowed	
		Wall to Wall Carpet	
Cooling	Water	Sewer	
Central	Public Water	Public Sewer	



Ask for **LOUIS PARRONE**  
 Berger Realty Inc.  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: lsp@bergerrealty.com