

**1806 Bay  
Ocean City, NJ 08226**

**Asking \$2,490,000.00**



**COMMENTS**

The **LOWEST PRICED NEW CONSTRUCTION ON A 50 FT LOT CURRENTLY AVAILABLE ON THE ISLAND!** Luxurious and Immaculate this custom built new construction Single family home is located in Ocean City's most desirable Riviera neighborhood. Featuring 6 bedrooms plus a flex room (can sleep 15), 4 full baths along with 2 half baths, this one-of-a-kind home built by Dean Adams Custom Builders has tons of upgrades throughout and is ready for its new owners. The custom features include premium contemporary crown molding throughout the heart of the home, ¾" thick hardwood flooring from top to bottom with added insulation in the walls, floors and ceilings to enhance the quietness of the home and a gas fireplace. This home boasts 3 levels of living along with a 4-stop elevator. The kitchen layout is suited for the largest kitchen island possible and additional cabinets to accommodate larger seating areas. Appliance package is Cafe' Series by GE, also featuring a double oven, French -Door refrigerator, dishwasher, 36 inch gas cooktop, 24-inch microwave by Sharpe with concealed controls, two door wine and beverage cooler by Zephyr, as well as an oversized GE Washer & Dryer. The third floor flex space has endless options and can be used as a master bedroom suite, family room or office, and is equipped with a closet, a half bathroom, full bathroom and coffee bar along with a wine and beverage cooler by Zephyr. The entrance ceilings on both front and rear composite decks have been upgraded to Versatex, prefinished and pre colored canvas series soffits with a 30-year warranty on the finish. Upper floors have fiberglass decking with drainage. A front to back ground level full cemented floor (1,400 sq. feet) providing TONS of additional storage, perfect as owner's closets for pool equipment, beach gear and so much more with multiple access locations under the entire home. The lucky new homeowners will enjoy a beautiful 10x20 in-ground pool with a bullnose edge deck, 2 car garage with extra tall ceilings for lifts is a huge bonus and the expansive driveway can easily fit at least 4 or more cars. Additional attributes: upgraded lighting, audio system/Wi-Fi throughout the indoor and the outdoor of the home with speakers in the dining room, living room and all of the deck and pool spaces, pre wired security system and cameras are located in both the front and rear entrances of the home. The furnishings shown are staging pieces, they are not included in the sale. A unique one-of-a-kind Riviera property close to the water that you will want to call Home. Easy to show, call today.

**PROPERTY DETAILS**

|          |                  |                 |                      |
|----------|------------------|-----------------|----------------------|
| Exterior | Outside Features | Parking/Garage  | Other Rooms          |
| Vinyl    | Curbs            | Attached Garage | Dining Area          |
|          | Patio            | Two Car         | Eat In Kitchen       |
|          | Pool-In Ground   |                 | Great Room           |
|          | Porch            |                 | Laundry/Utility Room |
|          | Sidewalks        |                 | Library/Study        |

# Berger Realty

Since 1928



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### Sprinkler System

|                          |                     |             |              |
|--------------------------|---------------------|-------------|--------------|
| Interior Features        | Appliances Included | Basement    | Heating      |
| Carbon Monoxide Detector | Dishwasher          | Crawl Space | Forced Air   |
| Elevator                 | Disposal            |             | Gas-Natural  |
| Kitchen Center Island    | Dryer               |             | Multi-Zoned  |
| Security System          | Gas Stove           |             |              |
| Storage                  | Microwave           |             |              |
| Walk In Closet           | Refrigerator        |             |              |
|                          | Self Cleaning Oven  |             |              |
|                          | Washer              |             |              |
| Cooling                  | Hot Water           | Water       | Sewer        |
| Ceiling Fan(s)           | Gas                 | Public      | Public Sewer |
| Central                  |                     |             |              |
| Multi-Zoned              |                     |             |              |



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