



**1 Michigan  
Ocean City, NJ 08226**

**Asking \$2,599,999.00**



**COMMENTS**

The Most affordable New Construction on a 50 ft. lot currently available on the island!! 7 bedrooms plus a flex room (can sleep 17). Luxury awaits in this custom-built single family home located in Ocean City's most desirable Riviera neighborhood. Featuring 7 bedrooms (plus a study) 5 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. This home boasts 3 levels of living along with a 4-stop elevator. The custom features include premium contemporary crown molding throughout the heart of the home, with 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 state of the art electric fireplace. 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 and full bathroom, a coffee bar along with a wine and beverage cooler by Zephyr. The lucky new homeowners will also enjoy a beautiful 10x16 in-ground pool with a bullnose edge deck, a HUGE patio and multiple decks. 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 full ground level 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. There is enough room to park a minimum of 7 cars, with 1 attached garage and 1 detached garage. 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 space, pre-wired security system and cameras are located in the front and rear entrances of the home. 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	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	Attached Garage	Dining Area
	Deck	Detached Garage	Eat In Kitchen
	Enclosed	Outside One Car	Great Room
	Shower	See Remarks	Laundry/Utility Room
	Fenced Yard		

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



		Patio	
		Pool-In Ground	
		Porch	
		Sidewalks	
		Sprinkler System	
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide	Dishwasher	Crawl Space	Forced Air
Detector	Disposal		Gas-Natural
Elevator	Dryer		Multi-Zoned
Kitchen Center Island	Gas Stove		
Security System	Microwave		
Storage	Refrigerator		
Walk In Closet	Self Cleaning Oven		
	Washer		
Cooling	HotWater	Water	Sewer
Ceiling Fan(s)	Gas	Public	Public Sewer
Central			
Multi-Zoned			



Ask for Thomas Byrne  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tfb@bergerrealty.com

