

140 Simpson Ave  
Ocean City, NJ 08226

Asking \$2,749,000.00



#### COMMENTS

Experience unparalleled luxury living in Ocean City NJ with this newly constructed single-family home, offering stunning water views. This custom masterpiece combines exquisite craftsmanship with a thoughtfully designed floor plan. Highlights include an outdoor area with a pool, a four-stop elevator, and a private master suite featuring breathtaking views. The first floor presents a serene backyard retreat with a rear patio and a heated in-ground pool, perfect for relaxing or entertaining. The interior boasts a spacious living area with a gourmet kitchen, showcasing sleek stone countertops, high-end appliances, a large island, ample custom cabinets, a stylish tile backsplash, and an office/den. On the second floor, you'll find four generous bedrooms and three full baths, each with distinctive trim work and elegantly designed bathrooms. The third level is dedicated to the master suite, offering sensational views, a private deck, a wet bar, and many other luxurious features designed for ultimate comfort. Constructed with top-quality, low-maintenance materials and meticulous attention to detail, this home will feature engineered hardwood floors and a custom millwork package. This is a unique opportunity to own a stunning home ready for the season. Don't miss your chance to experience summer in opulent luxury by the shore.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stone	Curbs	One Car	Dining Area
Vinyl	Deck		Eat In Kitchen
	Fenced Yard		Laundry/Utility Room
	Outside Shower		
	Pool-In Ground		
	Sidewalks		
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide Detector	Dishwasher	Crawl Space	Forced Air
Elevator	Disposal		Gas-Natural
Kitchen Center Island	Dryer		
Smoke/Fire Alarm	Gas Stove		
Walk In Closet	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		

# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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Ask for Jeff Thompson  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [jst@bergerrealty.com](mailto:jst@bergerrealty.com)

