



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

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Cooling  
Ceiling Fan(s)

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer



Ask for Michael Wallitsch  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [mow@bergerrealty.com](mailto:mow@bergerrealty.com)

