

**1116 Ocean**  
**Ocean City, NJ 08226**

**Asking \$2,350,000.00**



1116 OCEAN AVENUE



**COMMENTS**

Ocean breezes and glimpses make this the perfect luxury beach vacation home in Ocean City, NJ. Unbelievable location on Ocean Ave that puts you steps to the beach and boardwalk, right by the 12th St guarded beach and boardwalk restrooms, favorite restaurants, and shopping plus only 3 blocks from the downtown shopping/restaurant district. Park your car in the garage and walk or bike everywhere. Luxury awaits your family and guests in this 6-Bed/5-Bath vacation retreat with upscale finishing touches. As you enter the unit through your private elevator or staircase you will discover an open floor plan starting with a gourmet style kitchen with an island to gather around, dining area, and living room featuring a gas fireplace to warm up after a long day at the Fall Block Party in October. In the kitchen you will find Pearl Glazed shaker cabinets with Hazel shaker island cabinets, Calcutta Laza quartz countertops, GE Cafe Series stainless steel appliances, and 33" farm sink with matte black fixtures. Access your large wrap-around front deck from the dining area, living room, or primary bedroom where you can enjoy ocean breezes, along with the sights and sounds of America's Greatest Family Resort or grab a cup of coffee and watch the sunrise. As you enter the spacious primary bedroom you will discover a walk-in closet, sitting area - perfect for starting your day or unwinding before bed with access to the wrap around deck where you can catch a glimpse of the ocean. You will then enter the spa-like bathroom with double bowl vanity and large dual head shower. With a house full of guests, the remaining bedrooms and den make sure everyone has a spot to rest their head after a long day on the beach and a fun-filled night on the boardwalk. Two Junior Suites, one shares access to the covered deck with another bedroom, offer a more comfortable experience for family and guests. There is still time to add upgrades to the kitchen, elevator, and fireplace. Other features of the vacation condo include matte black finishes throughout, easy to care for water resistant LVP flooring, and washer/dryer. Your luxury vacation home is ready for you at 1116 Ocean Avenue.

**PROPERTY DETAILS**

|                              |                          |  |  |
|------------------------------|--------------------------|--|--|
| Exterior<br>Shingle<br>Stone | ParkingGarage<br>One Car | OtherRooms<br>Den/TV Room<br>Dining Area<br>Great Room<br>Laundry/Utility Room | InteriorFeatures<br>Elevator<br>Fireplace(s)<br>Foyer<br>Hardwood Floors<br>Kitchen Center Island<br>Master Bath |
| Heating<br>Forced Air        | Cooling<br>Central       | HotWater<br>Gas  | Water<br>Public Water  |

# Berger Realty

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Gas-Natural

Gas

Sewer

Public Sewer



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