

**5533-35 Simpson  
Ocean City, NJ 08226**

**Asking \$3,300,000.00**



**COMMENTS**

Discover the ultimate in luxury coastal living with this brand-new duplex by Whale Beach Builders. Located in the serene south end of Ocean City, this is your chance to own an entire duplex, featuring 5 bedrooms and 3 baths on the first floor, and 5 bedrooms and 3.5 baths on the second floor, with an elevator. This is the perfect opportunity for a large family multi-generational retreat, or a lucrative investment! Each unit has been thoughtfully designed with high-end finishes and top-tier amenities, making this duplex a standout on a spacious 40 x 115 ft. lot. Both floors feature open living spaces, custom Carrera marble countertops, along with stainless steel appliances and a sleek paneled refrigerator and dishwasher. You'll also find custom details like a built-in wine rack and ship-lap fireplace surround for a cozy yet elegant living space. On the first floor, enjoy added luxury with a pocket door in the master bedroom and a semi-frameless glass enclosure in the master and junior baths. The outdoor space is designed for entertaining, with a mahogany porch ceiling, composite front deck, ceiling fans and custom canvas awnings. Plus a natural gas line to hook up your grill right on the deck. The second-floor unit offers all these features, plus vaulted ceilings in the junior master bedroom, a tray ceiling in the kitchen, and exclusive access to a private rooftop deck. For easy access, the second-floor unit also includes a private elevator, bringing you directly from the garage to your home. Each garage boasts a tiled entryway and a durable epoxied floor, ensuring that even the practical spaces exude quality. Located just three blocks from the beach and within walking distance to Corson's Inlet State Park, local shops, restaurants and ice cream parlor, this duplex offers the perfect blend of luxury and convenience. When you're ready to explore more of Ocean City, the jitney makes trips to the boardwalk or downtown Asbury Avenue a breeze. Each floor is available separately, \$1,550,000 for the first floor, and \$1,750,000 for the second floor. However, owning the entire duplex ensures flexibility for family, guests, or rental opportunities—making it the perfect investment in this coveted location.

**PROPERTY DETAILS**

|                  |                  |                    |             |
|------------------|------------------|--------------------|-------------|
| Outside Features | Parking Garage   | Other Rooms        | Basement    |
| Outside Shower   | Attached Garage  | Dining Area        | Crawl Space |
| Sidewalks        | Two Car          | Great Room         |             |
| Sprinkler System |                  | Laundry/Utility Rm |             |
| Heating          | Cooling          | Hot Water          | Water       |
| Gas-Natural      | Ceiling Fan(s)   | Gas                | Public      |
|                  | Central Electric |                    |             |

# Berger Realty

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Sewer  
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