



5533 Simpson  
Ocean City, NJ 08226

Asking \$1,550,000.00



### COMMENTS

Experience luxury coastal living with this stunning new construction by Whale Beach Builders, located in the serene south end of Ocean City New Jersey. Priced at \$1,550,000, this first-floor, 5-bedroom, 3-bath condominium offers a refined combination of style and comfort, with exclusive upgrades designed to impress. Step into an expansive open floor plan adorned with upgraded interior trim, including solid wood 2-panel doors, extra-large baseboards, and crown moldings, adding a touch of grandeur to every room. The kitchen is a chef's dream, featuring Carrera marble countertops, double upper cabinets, a 36" range, paneled refrigerator and dishwasher, and a built-in wine rack for your collection. A microwave drawer and a cabinet-enclosed exhaust hood complete the upscale aesthetic. Relax in the master bedroom, which boasts a convenient pocket door and a beautifully designed master bath with a semi-frameless glass shower enclosure. Both the master and junior baths offer high-end finishes for an indulgent retreat. For added charm, the living room features a tray ceiling and a ship-lap fireplace surround—perfect for cozy gatherings. Outdoor spaces are designed for entertaining and relaxation, with a mahogany porch ceiling, composite front deck, and five custom canvas awnings to keep you cool on sunny days. The porch is equipped with ceiling fans and a natural gas line for easy grilling. Inside, built-in cabinetry in the petite bedroom adds both function and style, while the tiled garage entry and epoxied garage floor provide durability and elegance. This 40 x 115 ft. lot is ideally located just three blocks from the beach and within walking distance to Corson's Inlet State Park, local shops, restaurants and ice cream shop. For quick trips to the boardwalk or downtown Asbury the jitney. The second-floor unit is also available for \$1,750,000, offering additional features like a private rooftop deck, elevator, vaulted room.



Ask for James P. Monroe

Berger Realty Inc  
109 E 55th St., Ocean City  
Parking Garage, 3rd Floor  
Attic, 2nd Garage, 1st Floor  
One Email to: jmp@bergerrealty.com  
Green Realty  
Laundry/Utility Room

### PROPERTY DETAILS

109 E 55th St., Ocean City  
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Cooling  
Ceiling Fan(s)  
Central

Water  
Public Water

Sewer  
Public Sewer