

# Berger Realty

Since 1928



Berger Realty, Inc.  
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170 17th St  
Ocean City, NJ 08226

Asking \$2,425,000.00



### COMMENTS

Oversized second floor BAYFRONT condo on Ocean City's widest lagoon! Featuring a full interior renovation with high end custom finishes throughout, including a massive kitchen center island with Quartz countertops, top of the line appliances, engineered hardwood flooring, wood burning fireplace, and more. Spacious open floor plan with cathedral ceilings, private deck off the living room overlooking the water, along with additional first floor deck and dock access. This unit contains over 1700 square ft of living space, a 12 x 12 storage room (potential to be converted to a 4th bedroom) attached garage, and a carport for additional parking. Also included is a 35 ft boat slip, 320 sq ft floating deck, and a large \"dumbwaiter\", perfect for transporting items between floors. Experience open bay views from every angle, and stunning sunsets off of your 1550 sq ft deck constructed of Brazilian Hardwood. This is one you do not want to miss. (first floor unit also available). (Seller will separate deck down the middle and add another ramp. Each side will have 22' x 30' of deck space with identical layouts and separate entrances)

### PROPERTY DETAILS

ParkingGarage	InteriorFeatures	Heating	Cooling
Attached Garage	Cathedral Ceiling(s)	Gas-Natural	Ceiling Fan(s)
	Fireplace(s)		Central
	Hardwood Floors		
	Kitchen Center Island		



Sewer  
Public Sewer  
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