

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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**34 W 16th Street**  
**Ocean City, NJ 08226**

**Asking \$3,495,000.00**



## COMMENTS

Luxury on the Lagoon! Stunning 3 story custom built Single family home featuring breathtaking sunrises & sunsets! With 4 spacious bedrooms, 3 full baths & powder room, this is a must see home. This home exudes coastal elegance throughout with a soft color palate and upgrades galore! The gourmet kitchen features Quartzite counters, tile backsplash, center island with additional seating, Jenn Air stainless steel appliances, large dining & living area for entertaining with gas fireplace for ambiance and the most stunning lagoon views! Step off the living area onto your covered deck to enjoy your morning coffee, a great book or evening cocktail. Enhanced by custom moldings, Anderson doors & windows throughout, engineered hardwood flooring, 2 zone gas heat, laundry room, ceiling fans, tiled baths, multiple decks including a roof top deck for privacy. Hardi Plank siding, Alaskan cedar roof, IPE Decking and lots of room on the waterfront to enjoy with friends and family! Situated dead center on the Carnival lagoon, where the sun is always shining! Don't pass up this prime location waterfront oasis in Ocean City!

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Boat Slip Deck Patio Paved Road Sidewalks	ParkingGarage Attached Garage One Car	OtherRooms Dining Area Dining Room Eat In Kitchen Laundry/Utility Room
Hotwater Gas	Water Public	Sewer Public Sewer	Cooling Ceiling Fan(s)



Ask for Philip Bellering  
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Call: 609-391-1330  
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Appliances  
Dishwasher  
Disposal  
Dryer  
Gas Stove  
Mid-Century  
Refrigerator  
Self Cleaning Oven  
Washer

