

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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139 Gibbs  
Somers Point, NJ 08244

Asking \$2,700,000.00



william mclees  
architecture

S/SRMLS



## COMMENTS

Welcome to your dream waterfront oasis! This exquisite new construction home offers unparalleled views and luxurious living right on the bay. Featuring 5 spacious bedrooms and 3.5 bathrooms, this thoughtfully designed residence combines modern elegance with coastal charm. The home offers 3100 sq feet of living space with a additional 1050 sq feet of garage / recreational space on the ground floor. As you enter, you're greeted by an open-concept living space filled with natural light, showcasing floor-to-ceiling windows that frame breathtaking bay views. The gourmet kitchen boasts high-end stainless steel appliances, a large island perfect for entertaining, and custom cabinetry. Step outside to your expansive deck, ideal for morning coffee or sunset gatherings, with direct access to the water for all your water activities. The spacious primary bedroom offers unobstructed bay and ocean views that will be breathtaking. There is also a nice sized yard and entertaining space behind the home . The property also will come with a brand new 170 foot long fixed pier out to a floating dock. Access to the Great Egg Inlet is 5 minutes away , and also world class back bay fishing is right in your back yard. The bulkhead is also brand new, and the dock area has been fully dredged. It is capable of accommodating a mid to large size boat with ease. This is a rare opportunity to own a brand-new construction Bayfront home at an exceptional price point!

## PROPERTY DETAILS

|                 |               |                                |                       |
|-----------------|---------------|--------------------------------|-----------------------|
| OutsideFeatures | ParkingGarage | OtherRooms                     | InteriorFeatures      |
| Boat Slip       | Two Car       | Eat In Kitchen                 | Kitchen Center Island |
|                 |               | Laundry/Utility Room           |                       |
|                 |               | Library/Study                  |                       |
|                 |               | Recreation/Family              |                       |
|                 |               | Storage Attic                  |                       |
|                 |               | Ocean City                     |                       |
|                 |               | Call: 609-399-0076             |                       |
|                 |               | Email to: doa@bergerrealty.com |                       |
|                 | Heating       | Cooling                        |                       |
|                 | Forced Air    | Ceiling Fan(s)                 |                       |
|                 | Gas-Natural   | Central                        |                       |



Ask for Dori Adams  
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Water  
Public

Sewer  
Public Sewer