



**312 Atlantic Blvd**  
**Ocean City, NJ 08226**

**Asking \$4,950,000.00**



**COMMENTS**

Experience Breathtaking, Unobstructed OceanFront Views that showase the awe-inspiring beauty of the Gtreat Atlantic Ocean. As the sun sets, enjoy the stunning panorama of Atlantic City evening lights shimmering across the water! Poised among the gardens on the eastern side, this Ocean Front single-family residence has been home to the same family for decades. Set on an impressive 47x130 lot, the property showcases stunning ocean views. The first floor features three comfortable bedrooms, two bathrooms, a cozy family room, and easy access to the pool. A practical laundry room adds convenience to daily chores. On the second floor, the layout is designed to highlight the breathtaking ocean views, (PROPOSED PLANS FOR NEW CONSTRUCTION will enhance sight lines even further) incorporating the primary bedroom and a second family room adjacent to the living room, dining room, and kitchen. Whether you enjoy the existing residence or embark on \"A NEW BUILD\" spacious decks offer an ideal setting to relish in the remarkable sights and sounds of the Atlantic Ocean. The current home includes a rooftop deck that provides unmatched views of the ocean and Atlantic City. At the same time, NEW CONSTRUCTION will facilitate additional oceanfront decks from a third story. The current home features four bedrooms and three and a half bathrooms, two family rooms, a living room, dining room, and a kitchen. Amenities include gas heating, central air conditioning, vaulted ceilings, hardwood floors, an outdoor shower, attached garage, and an inground pool. \*For those INTERESTED IN NEW CONSTRUCTION, consult with your architect to envision what your dream home \"will\" look like.

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	Attached Garage	Den/TV Room
	Deck	Two Car	Dining Area
	Fenced Yard		Dining Room
	Outside Shower		Laundry/Utility Room
	Patio		Library/Study
	Pool-In Ground		Recreation/Family
	Porch		
	Sidewalks		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide	Dishwasher	Blinds	Crawl Space
Detector	Disposal	Curtains	
Cathedral Ceiling	Dryer		
Kitchen Center Island	Gas Stove		

# Berger Realty

• Since 1928 •



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