







312 Atlantic Blvd Ocean City, NJ 08226

Asking \$4,950,000.00



COMMENTS

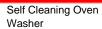
Ocean Front! Poised among the gardens on the eastern side, this exceptional Ocean Front single-family residence has been lovingly maintained by the same family for decades. Set on an impressive 47x130 lot, the property showcases stunning ocean views. The first floor features three comfortable bedrooms, two bathrooms, a cozy family room with a wet bar, and easy access to the welcoming 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 vast 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, soaring vaulted ceilings, hardwood floors, an outdoor shower, attached garage, a built-in pool, and much more. *For those interested in new construction, consult with your architect to envision what your dream home \"will\" look like.

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





Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 info@bergerrealty.com



Heating Forced Air Gas-Natural Cooling Ceiling Fan(s) Central HotWater Gas Water Public

Sewer Public Sewer



Ask for Thomas Horan Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: tph@bergerrealty.com

