



**38 Arkansas
Ocean City, NJ 08226**

Asking \$7,995,000.00



COMMENTS

This magnificent new construction home is the latest project from local esteemed builder, Halliday Leonard. This rare OVERSIZED 80' x 105' waterfront lot is truly a unique opportunity offering 7 bedrooms, 5.5 baths, and spanning over 5,100 square feet. This masterpiece will be the perfect home for your friends and family to enjoy summers on the water, or for year-round living. Located on the Arkansas Ave & Walnut Road canal in the Riviera neighborhood, which gives you quick access to the open bay. You'll keep everyone active and entertained at home with a brand new dock, multiple decks, and a pool. The exterior's classic cedar siding invokes memories of generational summer cottages, and the interior will be finished to the highest standards. Some interior features will include two fireplaces; one in the living room, one in the master bedroom, a custom kitchen with a massive island and Wolf/SubZero appliance package, and an elevator for convenient access to the second and third floors. The second floor offers 5 bedrooms, including two ensembles and an expansive master suite. The two other bedrooms share a jack-and-jill bath. Head up to the third floor to find two more generously sized bedrooms, a full bath, and a recreation room that opens to a sunny deck. There is also a large loft space on the third floor, perfect for a play area, an office space, or possibly a fitness area. Don't put off investing in a home for your family's dreams to become happy memories.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Cedar	Boat Slip	Attached Garage	Dining Area
	Curbs	Auto Door Opener	Great Room
	Deck	Two Car	Laundry/Utility Room
	Pool-In Ground		Library/Study
	Porch		Loft
	Sidewalks		Pantry
	Sprinkler System		
InteriorFeatures	AppliancesIncluded	Basement	Heating
Elevator	Dishwasher	Crawl Space	Gas-Natural
Handicap Features	Disposal		Multi-Zoned
Kitchen Center Island	Dryer		
Walk In Closet	Gas Stove		
	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		

Berger Realty

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Cooling
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HotWater
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Public

Sewer
Public Sewer



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