

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

# Berger Realty

• Since 1928 •



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