

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

# Berger Realty

• Since 1928 •



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)

Cooling  
Ceiling Fan(s)  
Central

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer



Ask for Peter Harp  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [pph@bergerrealty.com](mailto:pph@bergerrealty.com)

