

**349 17th  
Ocean City, NJ 08226**

**Asking \$2,499,900.00**



**COMMENTS**

Recent Construction single family home completed 2023 with incredible bay views from almost every room! Unique modern, coastal style residence with all the bells and whistles. As you enter into the ground floors beautifully tiled foyer you will find access to the elevator, coat closet, large two car plus garage with EV charger, fully enclosed oversized outside shower, and outdoor small fenced in yard for dogs with patio. Up the stairs to a junior master bedroom with ensuite bathroom and private balcony, 3 additional bedrooms all with decks, beautiful custom tile hall bathroom plus a den/ play room. You will then go up to the main level where you will find an open floor plan featuring a custom gourmet kitchen with quartz countertops, enormous island with waterfall edges, stainless steel Wolf 6 burner gas stove, dual Wolf convection ovens, dual Bosch dishwashers. Separate coffee/cocktail bar with wine refrigerator. Plenty of cabinet space plus a walk in pantry! The living room features an accent wall with linear fireplace. You will love the natural sunlight from the many windows and sliding door out to one of many decks. The executive office space is also located on this level along with a beautiful powder room. The top floor features a full private master suite with en-suite bathroom including enormous shower with bench and rain shower, walk in closet, coffee bar with sink and beverage refrigerator plus it is all accessible by elevator. The HUGE partially covered private deck with 7 person hot tub, outdoor covered dining room that fits 12 guests, outdoor living room, BBQ area, and unbelievable OPEN BAY views. When you are spending time on this roof deck.....you will not want to go to the beach!!! This is the prefect spot to soak in the amazing sunsets.... All this is situated on a 79 X 90 ft lot in Ocean City!. Additionally, the exterior of the home is constructed with weatherproof no maintenance Hardie board and Azek siding.

**PROPERTY DETAILS**

| Exterior         | OutsideFeatures    | ParkingGarage | OtherRooms           |
|------------------|--------------------|---------------|----------------------|
| See Remarks      | Curbs              | Two Car       | Den/TV Room          |
|                  | Deck               |               | Dining Area          |
|                  | Fenced Yard        |               | Eat In Kitchen       |
|                  | Patio              |               | Laundry/Utility Room |
|                  | Paved Road         |               | Library/Study        |
|                  | Porch              |               | Pantry               |
|                  | Sidewalks          |               |                      |
|                  | Sprinkler System   |               |                      |
|                  | Enclosed           | Outside       |                      |
|                  | Shower             |               |                      |
| InteriorFeatures | AppliancesIncluded | Basement      | Heating              |

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



|                          |                    |             |              |
|--------------------------|--------------------|-------------|--------------|
| Cathedral Ceiling        | Burglar Alarm      | Crawl Space | Forced Air   |
| Carbon Monoxide Detector | Disposal           |             | Gas-Natural  |
| Elevator                 | Dishwasher         |             | Multi-Zoned  |
| Kitchen Center Island    | Dryer              |             |              |
|                          | Gas Stove          |             |              |
|                          | Microwave          |             |              |
|                          | Refrigerator       |             |              |
|                          | Self Cleaning Oven |             |              |
|                          | Washer             |             |              |
| Cooling                  | HotWater           | Water       | Sewer        |
| Ceiling Fan(s)           | Gas                | Public      | Public Sewer |
| Central                  |                    |             |              |



Ask for John Tonkinson  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [jtn@bergerrealty.com](mailto:jtn@bergerrealty.com)

