

**1216 Ocean  
Ocean City, NJ 08226**

**Asking \$2,499,000.00**



SJSRMLS

**COMMENTS**

Discover the ultimate coastal lifestyle in this newly reconstructed 5-bedroom, 5.5-bathroom, 3,300 sq. ft. second-floor retreat, just steps from the beach and boardwalk. Nestled on a spacious 58 x 135 lot, this property offers ocean views and timeless charm! Thoughtfully designed to blend modern luxury with the character of a classic Ocean City cottage, it provides privacy, comfort, and unparalleled quality. As you enter the property through your private stair tower, you will immediately be struck by the attention to detail and luxurious finishes. The expansive great room features gorgeous hardwood floors, vaulted ceilings, and a cozy gas fireplace with custom window seats. The gourmet kitchen is a chef's dream, with top-of-the-line GE Cafe appliances, a pantry closet, a beverage refrigerator, and a huge island that seats six. Step out onto the oversized private deck from the kitchen, perfect for relaxing or entertaining. The main level offers a stunning primary suite with a private ocean-facing balcony, a spacious ensuite bathroom, and a custom walk-in closet. Two additional bedrooms on this floor each include elegantly tiled en-suite bathrooms and finished closets. A beautifully designed and conveniently located guest bathroom completes this level. Step up to the top floor, where you'll find a landing with a balcony that overlooks the stunning great room below. Down the hallway, discover a spacious second primary suite featuring its own private balcony with breathtaking ocean views, a walk-in finished closet, additional storage, and a luxurious tiled ensuite bath. The second bedroom on this level also offers ocean views, a top-of-the-line ensuite bath, and a finished closet. Completing this floor is a convenient full laundry room and extra storage space. This exceptional property also includes a private carriage house-inspired garage with an electric car charging station hookup and parking for one car inside. Outside the garage, find a two-car parking pad and a private outdoor shower for rinsing off after a day at the beach. With two-zone HVAC and hardwood floors throughout, this home is the epitome of luxury beach living. Every detail has been thoughtfully considered, ensuring even the most discerning buyer will recognize and appreciate the unparalleled quality. Don't miss your chance to make this extraordinary property your own! Book your private tour today! This unit boasts exclusive private features, including an elevator, garage, stair tower, two balconies, a deck, and an outdoor shower.

**PROPERTY DETAILS**

Exterior Shingle	ParkingGarage One Car	OtherRooms Dining Area Laundry/Utility Room Pantry Storage Attic	InteriorFeatures Cathedral Ceiling(s) Elevator Fireplace(s) Foyer Hardwood Floors Kitchen Center Island
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# Berger Realty

• Since 1928 •



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