

308 13th  
Ocean City, NJ 08226

Asking \$1,699,000.00



#### COMMENTS

Welcome to 308 13th Street, an exquisite new construction in the heart of Ocean City, NJ. This stunning home offers four spacious bedrooms and three and a half luxurious bathrooms, perfectly designed for modern living. Centrally located, you're just steps away from the beach and the iconic boardwalk, making it an ideal spot for both relaxation and entertainment. Step inside to discover the elegance of white oak hardwood flooring throughout, complemented by beautifully tiled bathrooms. The large master suite is a true retreat, featuring a generous walk-in closet. Enjoy the outdoors from multiple decks, complete with a built enclosure and an outdoor TV/fireplace, perfect for entertaining or unwinding after a long day. For those seeking additional luxury, an optional sauna and outdoor hot tub are available. The exterior boasts vinyl cedar impression siding and top-quality finishes, ensuring durability and style. Anticipated delivery is set for late summer/early fall 2025. Don't miss the opportunity to own this exceptional property. Call today to review plans and specifications and make this dream home yours!

#### PROPERTY DETAILS

|                          |                    |                 |                      |
|--------------------------|--------------------|-----------------|----------------------|
| Exterior                 | OutsideFeatures    | ParkingGarage   | OtherRooms           |
| Vinyl                    | Curbs              | Attached Garage | Den/TV Room          |
|                          | Deck               |                 | Dining Area          |
|                          | Enclosed Outside   |                 | Eat In Kitchen       |
|                          | Shower             |                 | Laundry/Utility Room |
|                          | Outside Shower     |                 |                      |
|                          | Sidewalks          |                 |                      |
|                          | Sprinkler System   |                 |                      |
| InteriorFeatures         | AppliancesIncluded | Basement        | Heating              |
| Carbon Monoxide Detector | Dishwasher         | Crawl Space     | Forced Air           |
| Kitchen Center Island    | Disposal           |                 | Gas-Natural          |
| Smoke/Fire Alarm         | Dryer              |                 | No Heating           |
| Storage                  | Gas Stove          |                 |                      |
| Walk In Closet           | Microwave          |                 |                      |
|                          | Refrigerator       |                 |                      |
|                          | Self Cleaning Oven |                 |                      |
|                          | Washer             |                 |                      |
| Cooling                  | HotWater           | Water           | Sewer                |
| Ceiling Fan(s)           | Gas                | Public          | Public Sewer         |
| Central                  |                    |                 |                      |

# Berger Realty

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