

**15 Waterway
Ocean City, NJ 08226**

Asking \$3,599,000.00



COMMENTS

Discover The Perfect Blend Of Luxury, Design, And Coastal Convenience In This Brand-New Ocean City, NJ Home. Designed By The Acclaimed Asher Slaunwhite Architects And Built By Clark Edwards Development, This Stunning Single-Family Residence Offers High-End Finishes And Modern Functionality—All Just Moments From The Beach And Bay. Enjoy Water Access Without The Waterfront Price! This Home Includes A Deeded 30' Boat Slip, Just A 3-Minute Walk Away, Providing Direct Access To The Bay For Boating, Kayaking, Paddleboarding, Or Simply Enjoying Life On The Water. Step Inside To Find Engineered Hardwood Flooring Throughout. The Open-Concept First-Floor Great Room Is A True Showpiece, Featuring Crown Molding, A Stunning Coffered Ceiling Framed With Exposed Beams, And Tongue-And-Groove Paneling—Adding Architectural Elegance And Warmth To The Space. The Gourmet Kitchen Is Outfitted With Sub-Zero & Wolf Appliances, A Spacious Pantry, And A Dumbwaiter For Effortless Transport Of Groceries. The Inviting Living And Dining Areas Flow Seamlessly, Creating The Perfect Ambiance For Relaxing Or Entertaining. The Second Floor Features Three Spacious En-Suite Bedrooms, Ensuring Privacy And Comfort, Along With A Second-Floor Deck To Take In The Coastal Breeze. The Top Floor Adds Two Additional Bedrooms And A Full Bath—Perfect For Accommodating Additional Guests And Extended Family. Outdoor Living Is Exceptional, With A Private Pool & Spa, Expansive Covered And Uncovered Patios, And A Convenient Outdoor Shower, Changing Room, Cabana, And Storage Area—Ideal After A Day At The Beach, Bay, Or On The Boat. A 2-Car Garage (Pre-Wired For EV) Provides Ample Space For Vehicles, Bikes, And Beach Gear. This Home Is A Rare Opportunity To Enjoy A Prime Coastal Location With Bay Access, Without The Premium Of Being Directly On The Water. Whether You're Looking For A Primary Residence, Vacation Retreat, Or Investment Property, This Home Offers It All.

PROPERTY DETAILS

| Exterior | OutsideFeatures | ParkingGarage | OtherRooms |
|-----------------------|--------------------|-----------------|----------------------|
| Cedar | Cabana | Two Car | Den/TV Room |
| Vinyl | Patio | Attached Garage | Dining Room |
| | Pool-In Ground | | Eat In Kitchen |
| | Whirlpool/Spa | | Great Room |
| | Enclosed Shower | Outside | Laundry/Utility Room |
| InteriorFeatures | AppliancesIncluded | Basement | Heating |
| Kitchen Center Island | Disposal | Crawl Space | Forced Air |
| Storage | Dishwasher | | Gas-Natural |
| Walk In Closet | Gas Stove | | |

Berger Realty

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|-------------|--------------------|--------|--------------|
| | Microwave | | |
| | Refrigerator | | |
| | Self Cleaning Oven | | |
| | Washer | | |
| Cooling | HotWater | Water | Sewer |
| Central | Gas | Public | Public Sewer |
| Multi-Zoned | | | |

