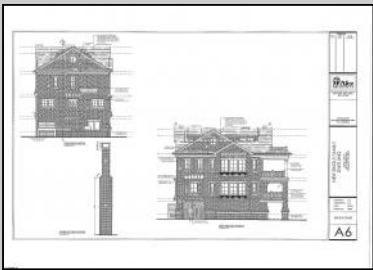
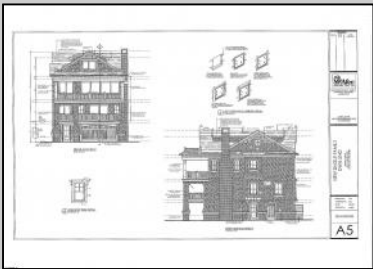
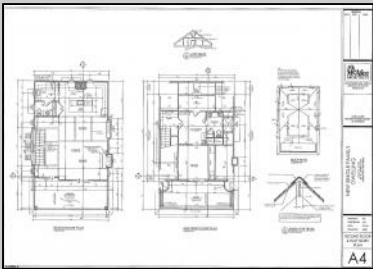
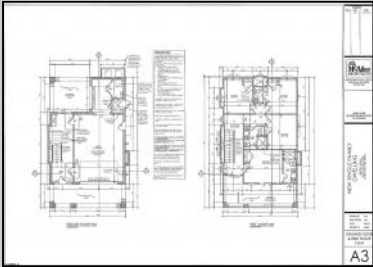


**801 St James  
Ocean City, NJ 08226**

**Asking \$3,350,000.00**



**COMMENTS**

Welcome to this stunning new construction single-family home, perfectly situated on a corner lot in the desirable Ocean City, NJ. Offering a modern design with abundant space, this home is an ideal retreat for both family living and entertaining. With meticulous attention to detail, every inch of this residence has been thoughtfully crafted to combine functionality with style. The First level features four generously sized bedrooms, offering plenty of room for family and guests. Three full bathrooms on this floor ensure everyone has their own space and privacy. The layout is perfect for growing families or those looking for extra space for visitors, with large windows that flood the rooms with natural light and create a bright, airy atmosphere. The heart of the home is on the second floor, where the living spaces are designed for both relaxation and entertaining. The open-concept kitchen is a chef's dream, featuring top-of-the-line appliances, sleek countertops, and ample cabinet space. The kitchen flows seamlessly into the dining room and living room, making it perfect for hosting gatherings. The living area boasts large windows that provide beautiful views of the surrounding neighborhood and the iconic charm of Ocean City. A convenient laundry room is also located on this floor, adding to the overall functionality of the space. Additionally, covered decks on the front of the house offer a perfect outdoor space to enjoy the fresh sea breeze. The top level is a private retreat, designed with luxury and comfort in mind. The master bedroom offers a tranquil haven with ample space, a large walk-in closet, and a beautifully appointed en suite full bathroom. The master suite is completed by a cozy seating area, perfect for unwinding, reading, or enjoying some quiet time. Additionally, a wet bar adds a touch of convenience and elegance to this private space, making it ideal for relaxing after a day at the beach. This home features covered decks on all three floors in the front of the house, providing endless opportunities to enjoy the outdoors in comfort, whether you're watching the world go by or enjoying the coastal breeze. The corner lot offers enhanced privacy while still being within reach of Ocean City's vibrant attractions, beaches, and boardwalk. This home is a true gem in one of New Jersey's most sought-after shore towns, offering an exceptional blend of luxury, style, and convenience. Whether you're looking for a full-time residence or a vacation retreat, this Ocean City property is the perfect place to call home.

**PROPERTY DETAILS**

| Exterior | Outside Features | Parking Garage | Other Rooms          |
|----------|------------------|----------------|----------------------|
| Cedar    | Curbs            | One Car        | Dining Room          |
| Vinyl    | Deck             |                | Laundry/Utility Room |
|          | Patio            |                |                      |
|          | Porch            |                |                      |
|          | Sidewalks        |                |                      |
|          | Sprinkler System |                |                      |

# Berger Realty

Since 1928



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Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076

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Enclosed Shower      Outside

|                          |                    |              |                |
|--------------------------|--------------------|--------------|----------------|
| InteriorFeatures         | AppliancesIncluded | Heating      | Cooling        |
| Cathedral Ceiling        | Disposal           | Forced Air   | Ceiling Fan(s) |
| Carbon Monoxide Detector | Dishwasher         | Gas-Natural  | Central        |
| Kitchen Center Island    | Dryer              | Multi-Zoned  | Multi-Zoned    |
| Storage                  | Gas Stove          |              |                |
| Smoke/Fire Alarm         | Microwave          |              |                |
| Walk In Closet           | Refrigerator       |              |                |
|                          | Self Cleaning Oven |              |                |
|                          | Washer             |              |                |
| HotWater                 | Water              | Sewer        |                |
| Gas                      | Public             | Public Sewer |                |
| Tankless-gas             |                    |              |                |



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