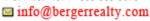




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076







1200 Pleasure Ave Ocean City, NJ 08226

Asking \$4,725,000.00







## **COMMENTS**

OWNER FINANCING AVAILABLE! Why wait for bank appraisals, approvals, and all the extra costs and fees? Step into waterfront living today - no delays, just endless views and pure coastal serenity. From the shimmering skyline of Atlantic City to miles of open bay, this home offers unmatched panoramic water views that will take your breath away. Enjoy your morning coffee as the sun rises over the Atlantic, or unwind with evening cocktails on your private rooftop deck as the sun sets to the west. Inside, you\'ll find soaring ceilings and a bright, open layout perfectly designed for both entertaining guests and hosting family gatherings. The spacious interior blends comfort and style, creating the ideal setting for making memories year-round. Located in one of Ocean City's rare deep-water, no-wake zones, you\'ll enjoy 24/7 boating access just minutes from the Longport Inlet. No need to worry about tides — with deep water right at your back door, your boat stays ready for adventure anytime. This is more than a home — it's your gateway to the ultimate coastal lifestyle.

**PROPERTY DETAILS** Exterior OutsideFeatures ParkingGarage **Boat Slip** Two Car Stucco Curbs Attached Garage Deck

> Fenced Yard Porch Sidewalks

Ask for J.K. Hepner, III Appliances included Including Burglar Alarm 3 160 Asbury Avenue Ocean City Disposal Dishalls 609-399-0076 adiant Dry Email to: jkh@bergerrealty.com

Gas Stove Microwave Refrigerator Washer

Water Sewer Public **Public Sewer**  HotWater

Pantry

OtherRooms

Breakfast Nook

Den/TV Room

Eat In Kitchen

Laundry/Utility Room

Dining Area

