

# Berger Realty

Since 1928



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65 Walton  
Ocean City, NJ 08226

Asking \$3,495,000.00



## COMMENTS

Beauty on the Bay! Experience modern luxury in this stunning 4-bedroom, 3-bathroom single-family home with breathtaking Bay views and spectacular sunsets, this home is a true coastal retreat. Inside, you'll find a spacious kitchen with granite countertops, stainless steel appliances, and ample cabinet space. The dining area features a built-in bench, perfect for gatherings, while the open-concept living space lots of natural light from expansive bay front windows, custom wainscoting and wide plank vinyl flooring for a stylish and inviting feel. The open-concept kitchen, dining, and living areas all offer stunning bay views and access to a large deck with a retractable awning, perfect for outdoor relaxation. The second floor offers 4 spacious bedrooms, with the primary bedroom featuring a beautiful en suite and private balcony with Bay view. Enjoy 66 feet of open bay frontage featuring an OVERSIZED deck, retractable awning, private dock with electric and boat lift—perfect for boating, wave runners, kayaking, and more. Built for durability and comfort, this home boasts oversized pilings, steel beams and whole house foam insulation for energy efficiency and sound proofing. This is a rare opportunity to own a piece of waterfront paradise. Perfectly designed for with an additional BONUS waterfront lot, 50 Walton Pl. Great for possible expansion. Approvals/permits pending, call listing agent for information. Don't miss your chance to own this terrific property. Easy to Show!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Boat Slip	None	Dining Area	Storage
		Eat In Kitchen	
		Great Room	
		Laundry/Utility Room	
		Heating	
		Forced Air	
		Call: 609-399-0076	
		Email to: slo@bergerrealty.com	



Washer

HotWater  
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Water  
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Sewer  
Public Sewer

