

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com

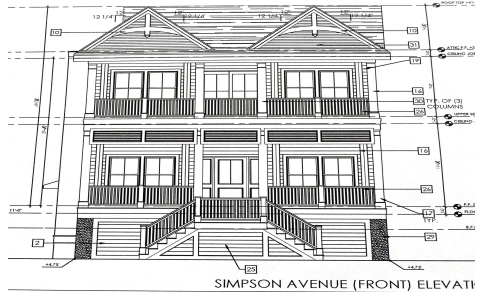


5533 Simpson, Ocean City, NJ, 08226

Price \$1,495,000.00

### PROPERTY DETAILS

|                     |        |
|---------------------|--------|
| <b>Total Rooms</b>  | 11     |
| <b>Bedrooms</b>     | 5      |
| <b>Baths Full</b>   | 3      |
| <b>Baths Half</b>   | 0      |
| <b>Year Built</b>   | 2024   |
| <b>Type</b>         | Condo  |
| <b>Block Number</b> | 5505   |
| <b>Listing #</b>    | 241791 |
| <b>Taxes</b>        | 1.00   |



SIMPSON AVENUE (FRONT) ELEVATION

### COMMENTS

*This fantastic new construction project is located in the quiet south end of Ocean City. The first floor unit with 5 bedrooms and 3 baths will offer all the top end amenities you'd expect from this premier builder, such as Cortex flooring, a beautiful kitchen featuring stainless steel appliances, granite counter, and tile baths. All of this on a large 40' x 115' lot. Ju...*

### PROPERTY FEATURES

|                |                   |                      |                    |
|----------------|-------------------|----------------------|--------------------|
| UnitFeatures   | ParkingGarage     | OtherRooms           | AppliancesIncluded |
| Fireplace      | Garage            | Living Room          | Range              |
| Kitchen Island | Parking Pad       | Dining Room          | Self-Clean Oven    |
|                | 2 Car             | Dining Area          | Microwave Oven     |
|                | Attached          | Laundry/Utility Room | Refrigerator       |
|                | Concrete Driveway | Great Room           | Washer             |
|                |                   |                      | Dryer              |
|                |                   |                      | Dishwasher         |
|                |                   |                      | Disposal           |
|                |                   |                      | Stainless Steel    |
|                |                   |                      | Appliance          |
| Heating        | Cooling           | HotWater             | Water              |
| Gas Natural    | Central Air       | Gas                  | Public             |
|                | Ceiling Fan       |                      |                    |
| Sewer          |                   |                      |                    |
| Public         |                   |                      |                    |

### CONTACT



Ask for Kevin Halliday  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-425-7423  
Email to: keh@bergerrealty.com

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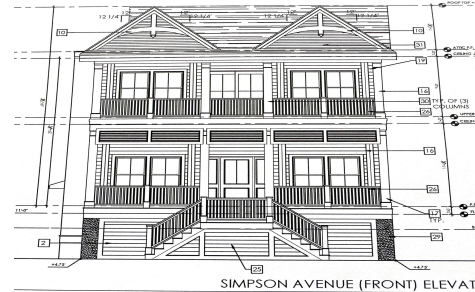


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