



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



5535 Simpson, Ocean City, NJ, 08226

Price \$1,695,000.00



<u>~</u>	PROPERTY DET	AILS
2	Total Rooms	12
	Bedrooms	5
×	Baths Full	3
,	Baths Half	1
	Year Built	2024
	Туре	Condo
01	Block Number	5505
	Listing #	241792
	Taxes	1.00
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## **COMMENTS**

This fantastic new construction project is located in the quiet south end of Ocean City. The second floor unit with 5 bedrooms and 3.5 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....

#### **PROPERTY FEATURES**

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

Sewer Public

# CONTACT

Ask for Dawn Warren Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-432-4966

Email to: dew@bergerrealty.com







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#### PROPERTY FEATURES

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Fireplace	Garage	Living Room	Range
Kitchen Island	Parking Pad	Dining Room	Self-Clean Oven
Wall To Wall Carpet	2 Car	Dining Area	Microwave Oven
Elevator	Attached	Laundry/Utility Room	Refrigerator
Cathedral Ceiling	Concrete Driveway	Great Room	Washer
			Dryer
			Dishwasher
			Disposal
			Stainless Steel
			Appliance
Heating	Cooling	HotWater	Water

Gas Natural Cooling Hotwater Water

Gas Natural Central Air Gas Public

Ceiling Fan

Sewer Public

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