

# Berger Realty

Since 1926



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

info@bergerrealty.com

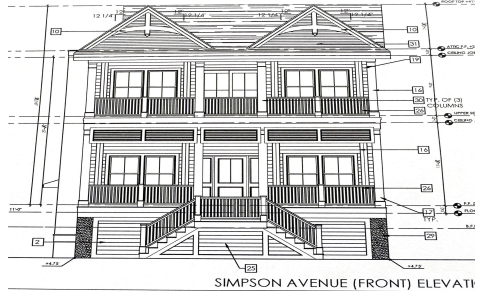


5535 Simpson, Ocean City, NJ, 08226

Price \$1,695,000.00

### PROPERTY DETAILS

<b>Total Rooms</b>	12
<b>Bedrooms</b>	5
<b>Baths Full</b>	3
<b>Baths Half</b>	1
<b>Year Built</b>	2024
<b>Type</b>	Condo
<b>Block Number</b>	5505
<b>Listing #</b>	241792
<b>Taxes</b>	1.00



SIMPSON AVENUE (FRONT) ELEVATI

### 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

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	Central Air	Gas	Public
	Ceiling Fan		

Sewer  
Public

### CONTACT



Ask for James Monteleone  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call:  
Email to: jfm@bergerrealty.com

Scan to  ty page.

# Berger Realty

Since 1926



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

info@bergerrealty.com

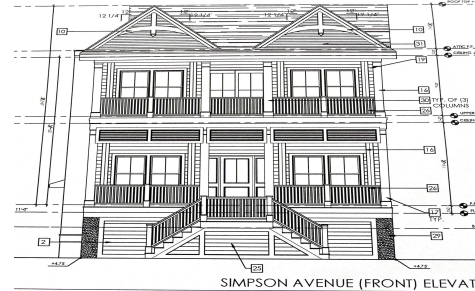


5535 Simpson, Ocean City, NJ, 08226

Price \$1,695,000.00

### PROPERTY DETAILS

<b>Total Rooms</b>	12
<b>Bedrooms</b>	5
<b>Baths Full</b>	3
<b>Baths Half</b>	1
<b>Year Built</b>	2024
<b>Type</b>	Condo
<b>Block Number</b>	5505
<b>Listing #</b>	241792
<b>Taxes</b>	1.00



SIMPSON AVENUE (FRONT) ELEVATI

### 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

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	Central Air	Gas	Public
	Ceiling Fan		

Sewer  
Public

### CONTACT



Ask for James Monteleone  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call:  
Email to: jfm@bergerrealty.com

Scan to  ty page.