

# Berger Realty

Since 1926



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

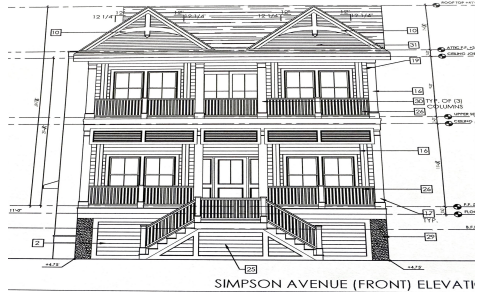


5535 Simpson, Ocean City, NJ, 08226

Price \$1,695,000.00

### PROPERTY DETAILS

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



SIMPSON AVENUE (FRONT) ELEVATION

### 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 John Clarke  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-289-6111  
Email to: jwc@bergerrealty.com

Scan to  party page.

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