

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com

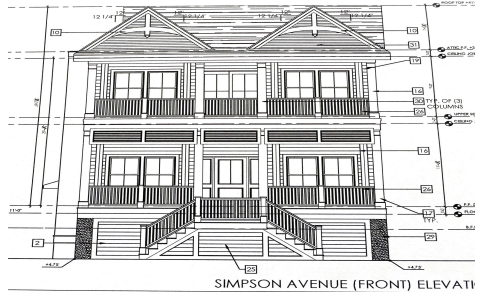


5535 Simpson, Ocean City, NJ, 08226

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 Robert Bechtel  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call:  
Email to: rdb@bergerrealty.com

Scan to  ty page.

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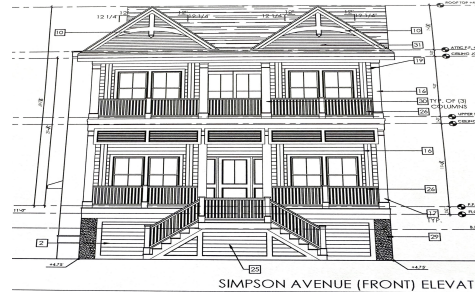


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