

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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3220 Simpson Avenue, Ocean City, NJ, 08226

Price \$2,299,900.00

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### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 13            |
| Bedrooms     | 5             |
| Baths Full   | 4             |
| Baths Half   | 1             |
| Year Built   | 2024          |
| Type         | Single Family |
| Block Number | 3206          |
| Listing #    | 581899        |
| Taxes        |               |



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### COMMENTS

Elegance abounds in this magnificent Single Family New Construction home ready in time for Summer 2024! Boasting 5 huge bedrooms & 4.5 baths, this one will be a show stopper! First level features spacious living room with gas fireplace and deck access, dining area for all your guests & gourmet kitchen with ample seating at the center island. Laundry room & powder room are ...

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### PROPERTY FEATURES

|   |   |  |   |
|---|---|--|---|
| Exterior<br>Vinyl   | OutsideFeatures<br>Deck<br>Paved Road<br>Sprinkler System   | ParkingGarage<br>Attached Garage<br>Three or More Cars | OtherRooms<br>Dining Area<br>Eat In Kitchen<br>Laundry/Utility Room |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Cathedral Ceiling<br>Elevator<br>Kitchen Center Island<br>Smoke/Fire Alarm<br>Walk In Closet | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | Basement<br>Crawl Space                                | Heating<br>Forced Air<br>Gas-Natural                                |
| Cooling<br>Ceiling Fan(s)<br>Central  | HotWater<br>Gas   | Water<br>Public  | Sewer<br>Public Sewer   |

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### CONTACT



Ask for J.K. Hepner, III  
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