

# Berger Realty

Since 1926



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

info@bergerrealty.com

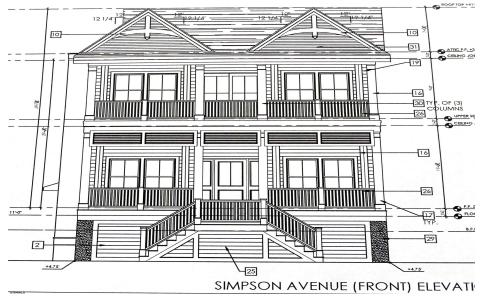


5533-35 Simpson, Ocean City, NJ, 08226

Price \$3,190,000.00

### PROPERTY DETAILS

<b>Total Rooms</b>	0
<b>Bedrooms</b>	0
<b>Baths Full</b>	0
<b>Baths Half</b>	0
<b>Year Built</b>	2024
<b>Type</b>	
<b>Block Number</b>	5005
<b>Listing #</b>	586405
<b>Taxes</b>	1.00



SIMPSON AVENUE (FRONT) ELEVATION

### COMMENTS

*This fantastic new construction project by Whale Beach Builders is located in the quiet south end of Ocean City. This is your chance to own an entire duplex with 5 bedrooms on each floor, 3 baths on the first floor, and 3.5 baths on the second floor. This duplex property will offer all the top end amenities you'd expect from this premier builder, such as Cortex floorin...*

### PROPERTY FEATURES

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Outside Shower	Attached Garage	Dining Area	Crawl Space
Sidewalks	One Car	Great Room	
Sprinkler System		Laundry/Utility Rm	
Heating	Cooling	HotWater	Water
Gas-Natural	Ceiling Fan(s)	Gas	Public
	Central		
	Electric		
Sewer			
Public Sewer			

### CONTACT



Ask for Gary Bingham  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 203-240-3297  
Email to: gsb@bergerrealty.com

Scan to see Property page.



# Berger Realty

Since 1926



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

info@bergerrealty.com

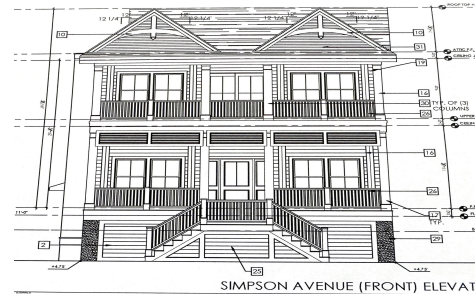


5533-35 Simpson, Ocean City, NJ, 08226

Price \$3,190,000.00

### PROPERTY DETAILS

<b>Total Rooms</b>	0
<b>Bedrooms</b>	0
<b>Baths Full</b>	0
<b>Baths Half</b>	0
<b>Year Built</b>	2024
<b>Type</b>	
<b>Block Number</b>	5005
<b>Listing #</b>	586405
<b>Taxes</b>	1.00



SIMPSON AVENUE (FRONT) ELEVATION

### COMMENTS

*This fantastic new construction project by Whale Beach Builders is located in the quiet south end of Ocean City. This is your chance to own an entire duplex with 5 bedrooms on each floor, 3 baths on the first floor, and 3.5 baths on the second floor. This duplex property will offer all the top end amenities you'd expect from this premier builder, such as Cortex floorin...*

### PROPERTY FEATURES

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Outside Shower	Attached Garage	Dining Area	Crawl Space
Sidewalks	One Car	Great Room	
Sprinkler System		Laundry/Utility Rm	
Heating	Cooling	HotWater	Water
Gas-Natural	Ceiling Fan(s)	Gas	Public
	Central		
	Electric		
Sewer			
Public Sewer			

### CONTACT



Ask for Gary Bingham  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 203-240-3297  
Email to: gsb@bergerrealty.com

Scan to see Property page.

