

# Berger Realty

Since 1926



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

info@bergerrealty.com

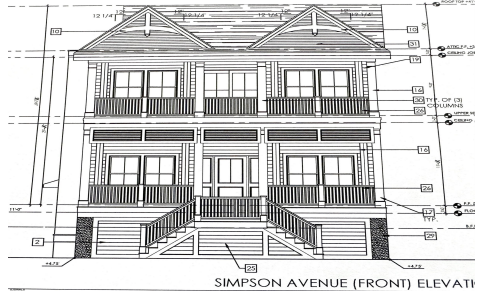


5533-35 Simpson, Ocean City, NJ, 08226

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 Valerie Vargo  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-214-5780  
Email to: vlv@bergerrealty.com

Scan to see Property page.



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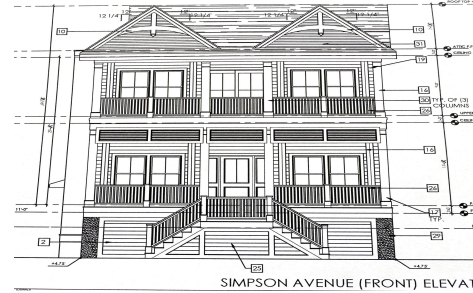


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