



38 Arkansas, Ocean City, NJ, 08226

Price \$7,995,000.00

### PROPERTY DETAILS

<b>Total Rooms</b>	18
<b>Bedrooms</b>	7
<b>Baths Full</b>	5
<b>Baths Half</b>	1
<b>Year Built</b>	2025
<b>Type</b>	Single Family
<b>Block Number</b>	1910
<b>Listing #</b>	589937
<b>Taxes</b>	1.00



### COMMENTS

*This magnificent new construction home is the latest project from local esteemed builder, Halliday Leonard. This rare OVERSIZED 80' x 105' waterfront lot is truly a unique opportunity offering 7 bedrooms, 5.5 baths, and spanning over 5,100 square feet. This masterpiece will be the perfect home for your friends and family to enjoy summers on the water, or for year-round...*

### PROPERTY FEATURES

Exterior Cedar	OutsideFeatures Boat Slip Curbs Deck Pool-In Ground Porch Sidewalks Sprinkler System	ParkingGarage Two Car Attached Garage Auto Door Opener	OtherRooms Dining Area Great Room Laundry/Utility Room Library/Study Loft Pantry
InteriorFeatures Elevator Handicap Features Kitchen Center Island Walk In Closet	AppliancesIncluded Disposal Dishwasher Dryer Gas Stove Microwave Refrigerator Self Cleaning Oven Washer	Basement Crawl Space	Heating Gas-Natural Multi-Zoned
Cooling Ceiling Fan(s) Central	HotWater Gas	Water Public	Sewer Public Sewer

### CONTACT

Ask for Carole Lelli  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-412-1340  
Email to: cll@bergerrealty.com

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