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## **Bluff Ave. LLC completes \$140m Ocean House rebuild/restoration**

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The Ocean House, a Victorian-era seaside resort, opened its doors today after a \$140 million rebuild and restoration. The 152,660 s/f property features 49 guestrooms and 23 private residences, the 12,000 s/f OH! Spa and more than 10,000 s/f of event space.

Known for its yellow facade, the Ocean House was built just after the Civil War. The facility welcomed guests for 135 years, until 2002 when a new structure replicating the original exterior design was conceived. More than 5,000 salvageable artifacts and furnishing elements were gathered from the original structure's interiors and were incorporated into the new structure.

Modern technology is integrated throughout the resort, including Apple iPads for guests, LCD flat panel televisions, and marble bathrooms. The Ocean House's restaurant, Seasons, has its own 10-acre farm and herb garden.

The developer was Bluff Ave., LLC. The architect was Centerbrook Architects and Planners and the interior designer was Niemitz Design Group. The Ocean House will be managed by Ocean House Management, LLC, (Daniel Hostettler president and managing director).

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