



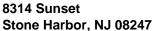
Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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Asking \$2,999,999.00



COMMENTS

This 3 bedroom 2 full bath Cape style home with detached garage is currently a duplex. 2 bedrooms and 1 full bath on the 1st floor and 2 bedroom 1 full bath on the 2nd floor. This Property is in the C Zone Residential you have options!! With a little upgrading you can keep the duplex with great rental income. Rent both units or keep one for yourself. or you may construct a new single family 2200 sq.ft. (Picture of the proposed elevation with inground pool and cabana). Plenty of storage underneath in the crawl space. Second floor or Roof top deck will have fantastic sunset and water views over the Great Channel.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Asbestos	Deck	Garage	Living Room
Shingle	Cable TV	1.5 Car	Dining Room
	Sidewalks	Detached	Kitchen
	Outside Shower	Concrete Driveway	Laundry/Utility Room
			Storage Attic

InteriorFeatures Smoke/Fire Alarm Wall to Wall Carpet

AppliancesIncluded AlsoIncluded Range Drapes Oven Curtains Self-Clean Oven Shades

Microwave Oven Blinds ReAigkraon Carole Austrniture

Washinger Realty IncWindow Treatments Dryf 09 E 55th St., Ocean City Dishwasher 2002

Disposition 609-399-4211 Sto Entail ctoic cra@bergerrealty.com

HotWater Cooling Central Air Condition Electric



Basement

Outside Entrance

Partial

Sewer City