

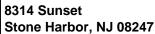


Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076









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

Tilo Electing

Self Mic Ref Wat Dry Dis Std

AppliancesIncluded AlsoIncluded Range Drapes Oven Curtains

Self-Clean Oven Shades
Microwave Oven Blinds
Re**Aigkrátor** Leon **Grisbautor**e

Washinger Realty IncWindow Treatments Dryf 60 Asbury Avenue, Ocean City Dishwasher Dishalli 609-399-0076

Sto Edelctoic

Cooling HotWater
Central Air Condition Electric



Basement

Outside Entrance

Partial

Sewer City