

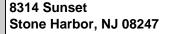


Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com









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 Deck Garage Living Room Asbestos Cable TV Shingle 1.5 Car Dining Room Sidewalks Kitchen Detached Laundry/Utility Room **Outside Shower Concrete Driveway** Storage Attic InteriorFeatures AppliancesIncluded AlsoIncluded Basement Smoke/Fire Alarm Drapes Partial Range Wall to Wall Carpet Oven Curtains **Outside Entrance** Self-Clean Oven Shades Til Microwave Oven Blinds ReAigkracon Michael Dewhinure Washinger Realty Inc Window Treatments Dryer 60 Asbury Avenue, Ocean City Disposal 609-399-0076 Sto Erradictoc msd@bergerrealty.com Cooling HotWater **Central Air Condition** Electric



Sewer City