

# Berger Realty

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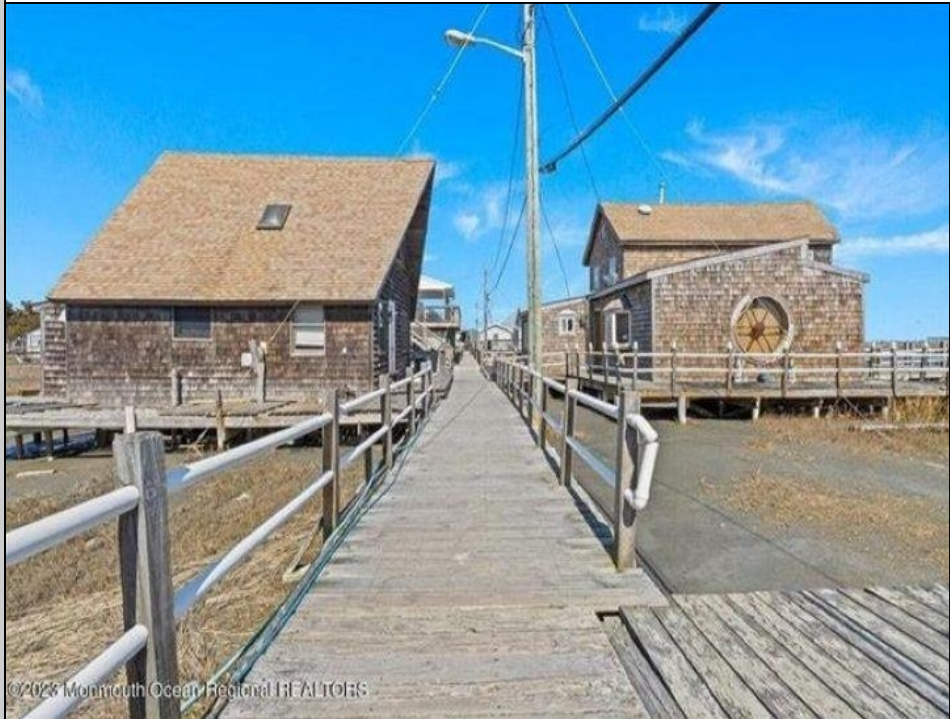


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Ocean City, NJ 08226  
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**33-35-37 Boardwalk  
Grassy Sound, NJ 08260**

**Asking \$899,971.00**



## COMMENTS

Welcome to Historic Grassy Sound! This property has a North Wildwood Address and Zip code. Located Waterfront right outside of North Wildwood, Anglesea , Stone Harbor and short ride to Cape May. Grassy Sound is a perfect fit of peaceful, tranquil and great outdoor Adventures. Catch stripers, weakies. crabbing right off your own dock! Sunbathe with decks North, South, East and West!! WOW Keep your Boats and or Water toys, wave runners at your own dock with Bulkhead. The property has approx. more than a Half Acre of waterfront with 110\ frontage on the Intercoastal waterway. Has 2 separate homes and a one room bunk house on property. #33 Home is Waterfront with 2 separate bedrooms, spacious living room with views of the Intercoastal, with wrap around decks! Watch the start of a Beautiful Day with a sunrise and cup of coffee. Has spacious Eat in Kitchen and Family room also. Home has baseboard hot water heat, owner lives there all year round. #35 is a 2 Bedroom Chalet style open floor plan home with vaulted ceilings and one bath. Great views of intercoastal and Nature at its Best!! decks for sunbathing also! Has baseboard hot water heat and is currently rented all year round for \$2000.00 monthly. #37 is a small one room cottage, bunkhouse used for overflow!! Owner is member of the Grassy Sound Civic Assoc. which serves to provide sewer to more than 40 Homes in the Area. There is a monthly charge for sewer installation repayment and disposal also. Sale is subject to a Tidelands lease which seller is in the process of obtaining. More information on it will be available soon. House and Chalet are on one Deed and Bunkhouse is on Another, both properties are included in Sale.

## PROPERTY DETAILS

Asker: J.K. Hepler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email: jk@bergerrealty.com  
Other Rooms  
Living Room  
Dining Room  
Kitchen  
Deck  
Recreation/Family  
Eat In Kitchen  
Laundry/Utility Room

Cooling  
Ceiling Fan



Water  
Other  
Private  
Sewer  
Other  
Private

