

# Berger Realty

Since 1920



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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**3142 Simpson**  
**Ocean City, NJ 08226**

**Asking \$1,095,000.00**



## COMMENTS

Welcome to your perfect home away from home in the heart of Ocean City! This beautifully appointed second-floor property offers the ideal blend of comfort, convenience, and coastal charm. With just 4.5 blocks to the beach, you'll be able to enjoy the sun and surf with ease, while also being just two blocks from the vibrant shops and restaurants on 34th Street. Despite its prime location, the home remains peaceful and secluded, providing the perfect escape from the bustle of daily life. The spacious interior spans 1600 sq ft, featuring four generously sized bedrooms and two full baths, offering plenty of room for family and guests. Outside, you'll find ample parking for up to three vehicles, with both off-street and street options available, as well as a large 40 by 115-foot lot for outdoor enjoyment. The property also includes garage-level private storage, ideal for keeping all your beach gear and seasonal items organized. Relax on the top deck while taking in stunning views of the surrounding area, and enjoy the maintenance-free exterior that allows you more time to unwind. This charming home provides all the comfort of a private retreat while keeping you just close enough to all the action Ocean City has to offer. Whether you're looking for a vacation getaway, income producing or a year-round residence, this property is the perfect place to make memories and enjoy everything the area has to offer.

## PROPERTY DETAILS

Unit Features	Parking/Garage	Other Rooms	Appliances Included
Fireplace	Garage	Living Room	Oven
Kitchen Island	Parking Pad	Dining Room	Refrigerator
	3 Car	Kitchen	Dishwasher
	Asphalt Paved	East Wall Kitchen	Smoke/Fire Detector
	Concrete Driveway	Dining Area	
		Pantry	
		Storage Space	



Ask for Christopher Malinowski  
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Heating: Gas Natural  
Forced Air  
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Ceiling Fan



Water City  
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