

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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**112 Miami  
Villas, NJ 08251**

**Asking \$579,000.00**



## COMMENTS

Don't miss this rare opportunity to own a home on an oversized lot just 4 houses from the bay, offering the perfect blend of charm, space and coastal living. The main home features 2 bedrooms and 1 full bath, with a spacious eat in kitchen ideal for gatherings. A separate 1 bedroom 1 bath guest suite cottage with French doors that invite in natural light-provides comfort and privacy for extended family and guests. The property includes a 12 x 14 shed equipped with electricity, perfectly suited for a workshop, studio, or craft space. The brand new 6ft cedar fence ensures privacy while you enjoy the outdoors, and the wide, well maintained street adds to the welcoming neighborhood feel. Just steps to the bay, you'll enjoy refreshing breezes and stunning sunsets every evening. This unique property is a true find for anyone looking to embrace coastal living with room to grow.

## PROPERTY DETAILS

|               |                  |                |                           |
|---------------|------------------|----------------|---------------------------|
| Exterior      | Outside Features | Parking/Garage | Other Rooms               |
| Vinyl         | Deck             | 4 car parking  | Living Room               |
| Masonry Block | Porch            |                | Kitchen                   |
|               | Fenced Yard      |                | Eat-In-Kitchen            |
|               | Storage Building |                | Laundry/Utility Room      |
|               | Cable TV         |                | Workshop                  |
|               | Outside Shower   |                | Storage Attic             |
|               |                  |                | 1st Floor Primary Bedroom |



Smoker Fire Detector

Ask for Susan Goetz  
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Call: 609-399-0076  
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Also Included:  
Basement  
Crawl Space  
Rugs  
Partial Furniture

Heating



|                       |              |       |       |
|-----------------------|--------------|-------|-------|
| Cooling               | Hot Water    | Water | Sewer |
| Central Air Condition | Gas- Natural | City  | City  |