



**13 Waterway**  
**Ocean City, NJ 08226**

**Asking \$1,250,000.00**



#### COMMENTS

Welcome to one of those rare opportunities for a single-family home in Ocean City for the price of a condo. This home, in the sought after Baylandings section of Ocean City offers easy access to the beach and a short walk to join other neighbors watch the evening sunset over the water at the nearby lagoon. The home has been nicely maintained by its longtime owner and features updated windows, hardwood flooring on the main level, Gas heating and cooling system, tankless hot water system, gas fireplace, a fenced yard with storage sheds and outside shower, three season front porch, rear patio and a second-floor deck located off of one of the bedrooms. In addition, the primary bedroom and bath are located on the main level, and the kitchen is nicely upgraded with newer cabinetry, granite counters and stainless appliances. There is a large formal dining room or bonus room along with a family room/den. If specialized access is needed, there is an external lift that would accommodate a wheelchair that can remain or be removed. There is also a powder room and laundry room on the main level. The second level offers two large bedrooms with an updated hall bath and storage space. There is a large deck off of one the bedrooms which offers the perfect place to sun or enjoy a morning or evening beverage. The lot is 50 x 100 and fenced. there is off-street parking for at least 3 vehicles. This would be a great home to enjoy for many years or plan the space for new construction today or in the future. Consider this for your next beach home. (

#### PROPERTY DETAILS

|                   |                    |                   |                      |
|-------------------|--------------------|-------------------|----------------------|
| Exterior          | OutsideFeatures    | ParkingGarage     | OtherRooms           |
| Asbestos          | Patio              | Parking Pad       | Living Room          |
| Shingle           | Deck               | 3 Car             | Dining Room          |
|                   | Enclosed/Covered   | Concrete Driveway | Kitchen              |
|                   | Patio              |                   | Den/TV Room          |
|                   | Porch              |                   | Recreation/Family    |
|                   | Screened Porch     |                   | Eat-In-Kitchen       |
|                   | Fenced Yard        |                   | Dining Area          |
|                   | Cable TV           |                   | Laundry/Utility Room |
|                   | Sidewalks          |                   | 1st Floor Primary    |
|                   | Outside Shower     |                   | Bedroom              |
| InteriorFeatures  | AppliancesIncluded | AlsoIncluded      | Basement             |
| Fireplace- Gas    | Range              | Drapes            | Crawl Space          |
| Handicap Features | Oven               | Curtains          |                      |
| Wood Flooring     | Self-Clean Oven    | Shades            |                      |
| Smoke/Fire Alarm  | Microwave Oven     | Blinds            |                      |

# Berger Realty

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