



**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

• Since 1928 •



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



Storage
Wall to Wall Carpet
Tile Flooring

Refrigerator
Washer
Dryer
Dishwasher
Smoke/Fire Detector
Stove Natural Gas
Stainless steel
appliance

Partial Furniture
Window Treatments

Heating
Gas Natural
Forced Air

Cooling
Central Air Condition
Electric
Ceiling Fan

HotWater
Gas- Natural

Water
Public

Sewer
Public



Ask for John Clarke
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jwc@bergerrealty.com

