

# Berger Realty

Since 1928



Berger Realty, Inc.  
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511 16th  
Ocean City, NJ 08226

Asking \$1,599,000.00



## COMMENTS

Perfect beach house in the perfect location close to the best beaches and the famous Ocean City boardwalk in Ocean City. Enjoy your own single family home or a fantastic rental investment property with 3 bedrooms + ground floor flex space currently used as a 4th bedroom & 3.5 baths AND ONLY 8 HOUSES TO THE BEACH. Unique upside-down floor plan provides privacy to the bedrooms and also an open living concept with cathedral ceilings on the top floor where the dining, kitchen, and living areas are located - and head up a few steps further to the private roof top deck with great views - something you don't find often with a single family home!!! Great storage and room which allows this to be a wonderful beach side retreat for summer or year-round living. Primarily used as a second home, but this property also has great rental potential because it is located only 8 houses from the beach and boardwalk, and it is a single family home.

## PROPERTY DETAILS

|          |                 |                   |                |
|----------|-----------------|-------------------|----------------|
| Exterior | OutsideFeatures | ParkingGarage     | OtherRooms     |
| Stucco   | Deck            | 1 Car             | Kitchen        |
| Vinyl    | Porch           | Attached          | Dining Area    |
|          | Sidewalks       | Concrete Driveway | Laundry Closet |

|                    |                    |                   |             |
|--------------------|--------------------|-------------------|-------------|
| InteriorFeatures   | AppliancesIncluded | AlsoIncluded      | Basement    |
| Cathedral Ceilings | Range              | Drapes            | Crawl Space |
|                    | Oven               | Curtains          |             |
|                    | Microwave          | Rugs              |             |
|                    | Refrigerator       | Partial Furniture |             |
|                    | Washer             |                   |             |
|                    | Dryer              |                   |             |
|                    | Disposal           |                   |             |



Asker: Brandon Howell  
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Private

Cooling  
Central Air Condition  
Ceiling Fan  
HotWater  
Gas- Natural

Sewer  
Private