

**35 Bayshore
Green Creek, NJ 08204**

Asking \$780,000.00



COMMENTS

Two-Lot Estate with Income Potential and Multiple Structures The Best Place In The Area! These are the comments from Airbnb clients. Discover this spacious, meticulously maintained property located at 35 Bayshore Rd, Green Creek, NJ. Comprising two separate lots, this estate offers a unique blend of residential comfort, versatile workspaces, and potential rental income, all just a 3-minute drive from the famous Norbury's Landing. The Main Property (Lot 21.02 - approx. 1.06 Acres) This parcel hosts three distinct buildings and an extremely oversized parking area designed to accommodate multiple vehicles and guests. Tesla charging station Room for RV or Boat storage. Hottub1. Three-Story Farmhouse (3 Bedrooms, 2.5 Baths) (approx. 1600Sq Ft\') Main Floor: Features a remodeled, updated kitchen, a half-bath, a living room, and an oversized master suite. The master suite includes additional workspace and a fireplace converted to a blue flame heater. Second Floor: Contains the second and third bedrooms and the second full bathroom. Top Floor: Provides a substantial blank canvas space, offering the next owner flexibility for customization. Exterior: Enjoy the history and tranquility of the classic front porch. Heat provided by blue flame heater, Air provided by Window AC throughout. 2. Two-Story Loft Barn (1 Bedroom, 1 Bath) (approx. 800Sq Ft\') A versatile structure perfect for use as an office, art studio, or additional residence. Heat and air conditioning provided by Mini Split. 3. Three-Bay Pole Barn (approx. 30\' x 60\') (approx. 1800Sq Ft\') Currently utilized as a storage building with three bays. The space is partially rented for boat storage, while the remainder is used for the owner's personal items. The Second Lot (Lot 21.01 - approx. 0.80 Acres) This separate vacant lot is meticulously landscaped, featuring mature plants, trees, and bushes. Photos speak 1000 words. See the recreation area the current owner created. It's priceless. Investment Highlights & Financials Airbnb Income: This property has a proven rental history. 2024 Airbnb rental income exceeded \$40,000. 2025 Airbnb rental income exceeds \$26,000 to date. Sale Inclusion: The property is being sold furnished, with the exception of the owner's personal items. Note: All lot and building sizes are approximate and should be confirmed with an official survey.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Patio	Parking Pad	Living Room
Wood	Deck	See Remarks	Kitchen
	Porch	Gravel Driveway	Eat-In-Kitchen
	Grill		Laundry/Utility Room
	Cable TV		Loft
	Whirlpool/Spa		Storage Attic
			See Remarks

Berger Realty

Since 1928



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

 info@bergerrealty.com



Interior Features
Cathedral Ceilings
Wood Flooring
Smoke/Fire Alarm
Storage
Walk in Closet
Laminate Flooring
Vinyl Flooring

Appliances Included
Range
Oven
Self-Clean Oven
Microwave Oven
Refrigerator
Washer
Dryer
Dishwasher
Smoke/Fire Detector
Stove Natural Gas

Also Included
Drapes
Curtains
Shades
Blinds
Rugs
Furniture
See Remarks
Window Treatments

Heating
Electric
Space/Wall/Floor
Split

Cooling
Ceiling Fan
Wall Air Conditioning
Split

Hot Water
Electric
Gas- Natural

Water
City

Sewer
Septic

