

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
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1523 Asbury  
Ocean City, NJ 08226

Asking \$1,099,000.00



## COMMENTS

Experience the best of coastal living in this beautiful custom-built 3-bedroom, 2-bath fully furnished first floor, ideally located just moments from the beach and boardwalk, restaurants and stores, playground. This elegant first-floor residence combines comfort, convenience, and craftsmanship, featuring high ceilings, transom windows, and a warm gas-log fireplace that adds charm to the open living space. Ceiling fans in living area and all three bedrooms. The upgraded kitchen offers modern finishes, stainless steel appliances, gas oven, and plenty of workspace, perfect for entertaining family and friends. With two separate entrances—one from the large covered front porch and another from the side stairwell—you'll enjoy easy access and privacy. Relax on the full size front covered deck, or rear deck. Store your beach gear in the enclosed garage with storage closet, and take advantage of the outdoor shower after a day in the sun. This inviting coastal retreat offers the perfect blend of style and practicality, ready to be enjoyed year-round or as an exceptional vacation home. Excellent rental history too.

## PROPERTY DETAILS

|                     |                   |               |                    |
|---------------------|-------------------|---------------|--------------------|
| UnitFeatures        | ParkingGarage     | OtherRooms    | AppliancesIncluded |
| Fireplace           | Auto Door Opener  | Living Room   | Range              |
| Kitchen Island      | Garage            | Kitchen       | Self-Clean Oven    |
| Hardwood Floors     | 2 Car             | Dining Area   | Microwave Oven     |
| Wall To Wall Carpet | Concrete Driveway | Storage Space | Refrigerator       |



Ask for John Clarke  
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Email to: jwc@bergerrealty.com  
Heating: Gas Natural  
Baseboard  
Hot Water  
Air Curtain  
Ceiling Fan



Steel

Water  
Public

Sewer  
Public