

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



**31 Maple  
Villas, NJ 08251**

**Asking \$375,000.00**



## COMMENTS

Get ready, get set, and get excited! Just about five blocks from the beach, you'll find this charming ranch-style cottage offering approximately 1,064 square feet of living space on a generous 100 x 100 lot. Step onto the welcoming covered porch and into a cozy living room, an eat-in kitchen, a convenient laundry/utility room, two comfortable bedrooms, and an updated bathroom—wow! The fantastic garage has plenty of room for all your beach and fishing gear, plus there's a spacious shed behind it for even more storage. Out back, relax in your very own screened gazebo nestled in the beautifully shaded yard—a perfect spot to unwind after a day at the beach. Professional photos as soon as some packing is done.

## PROPERTY DETAILS

|                                                                                                                                          |                                                                                                  |                                                          |                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                        | OutsideFeatures<br>Porch<br>Screened Porch<br>Storage Building<br>Outside Shower                 | ParkingGarage<br>Garage<br>Detached<br>Concrete Driveway | OtherRooms<br>Living Room<br>Eat-In-Kitchen<br>Laundry/Utility Room<br>Storage Attic<br>1st Floor Primary Bedroom |
| InteriorFeatures<br>Wood Flooring                                                                                                        | AppliancesIncluded<br>Range<br>Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal | Basement<br>Crawl Space<br>Outside Entrance              | Heating<br>Gas Natural<br>Baseboard<br>Hot Water                                                                  |
| <p>Ask for Mark Kolmer<br/>Berger Realty Inc<br/>109 E 55th St., Ocean City<br/>Call 609-399-4211<br/>Email to: mkj@bergerrealty.com</p> |                                                                                                  |                                                          |                                                                                                                   |
|                                                                                                                                          | HotWater<br>Other Hot Water<br>On Demand                                                         | Water<br>Public                                          |                                                                                                                   |

