

# Berger Realty

Since 1920



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



511 16th  
Ocean City, NJ 08226

Asking \$1,599,000.00



## COMMENTS

Perfect single family 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. Great rental potential. 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		



Sale for Dawn Warren  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email: dew@bergerrealty.com



Cooling  
Central Air Condition  
Ceiling Fan

HotWater  
Gas- Natural  
Private

Sewer  
Private