

# Berger Realty

Since 1920



Berger Realty, Inc.  
3160 Asbury Avenue  
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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          |             |
|                    | Stainless Steel Appliances | Rugs              |             |
|                    | Refrigerator               | Partial Furniture |             |
|                    | Washer                     |                   |             |
|                    | Dryer                      |                   |             |
|                    | Disposal                   |                   |             |



Ask for John Clarke  
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|                       |              |
|-----------------------|--------------|
| Cooling               | HotWater     |
| Central Air Condition | Gas- Natural |
| Ceiling Fan           |              |

Sewer  
Private