

# Berger Realty

Since 1928



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



**3704-06 Waterview  
Ocean City, NJ 08226**

**Asking \$3,195,000.00**



## COMMENTS

Bayfront living at its finest. This Bayfront home sits on a huge oversized 61x110 ft. lot! This duplex features a fantastic dock, boat slips, and a perfect yard to have afternoon cookouts on the open bay! You can fix this home up or build your seashore dream home! Best Bayfront on the island.

## PROPERTY DETAILS

|                 |               |                |              |
|-----------------|---------------|----------------|--------------|
| OutsideFeatures | ParkingGarage | OtherRooms     | Heating      |
| Bay View        | None          | Breakfast Nook | Gas-Natural  |
| Boat Slip       |               | Den/TV Room    |              |
| Deck            |               | Dining Room    |              |
| Porch           |               | Eat In Kitchen |              |
|                 |               | Kitchen        |              |
|                 |               | Living Room    |              |
| Cooling         | HotWater      | Water          | Sewer        |
| Central         | Electric      | Public         | Public Sewer |



Ask for Ben Duncan  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: bmd@bergerrealty.com

