

# Berger Realty

Since 1928



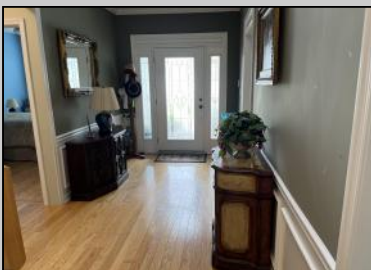
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



1731 S. Shore Road  
Seaville, NJ 08230

Asking \$489,000.00



## COMMENTS

Welcome to Osprey Point, an active 55 + adult, premier year round residential community in UPPER TWP., Cape May County, close to beaches, shopping , dining ,etc. This spacious and absolute move-in ready, 2000 sq. ft. home features the ground floor level with 2 large bedrooms with plenty of closet space and 2 full baths. The attached 1 car garage has an inside entry thru the laundry room. In the rear of the home is a bright Sun Room which opens to your private patio with retractable awning and scenic views and lush manicured front yard. The upper 2nd floor stairway is equipped with a chair-lift leading to a HUGE bonus loft suitable as a guest room, den, office area, etc. and large walk-in attic storage room. Other Features include custom hardwood floors throughout the main living space, built-in gas log fireplace, wainscoting, crown molding, security system, intercom. The unit is designed in the open concept mode where you will love the NEW GOURMET KITCHEN and pantry with granite countertop, upscale cabinetry, stainless steel appliance package and tile floor overlooking the ample size dining room and other areas. The newly remodeled main bath features a tiled Walk-IN shower, and newer heating and air-conditioning system for year round comfort. Also includes access to nearby Club House, pool, tennis and pickle ball courts, library and gym. Pets are permitted with some restrictions. ( House cat present ). Come join your neighbors and enjoy easy living at Osprey Point and all that it offers. Quick settlement possible . To see it is to love it. Don't delay - It will not last.

## PROPERTY DETAILS

### Exterior



Sewer  
Private

### ParkingGarage

Attached Garage

Auto Door Opener

One Car

Berger Realty Inc.

109 E 55th St., Ocean City

Call: 609-399-4211

Email to: jfm@bergerrealty.com

Cooling  
Ceiling Fan(s)  
Central

### OtherRooms

Dining Room

Entry Kitchen

Florida Room

Laundry/Utility Room

Loft

Primary BR on 1st floor

Storage Attic

HotWater  
Gas

### InteriorFeatures

Fireplace(s)

Hardwood Floors

Master Bath

Pets Allowed

Stainless Steel Kitchen

Walk-In Closet

Walk-In Pantry

Walk-In Shower

Walk-In Storage

Walk-In Wardrobe

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