

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



206 Toledo Ave  
West Atlantic City, NJ 08232

Asking \$479,000.00



## COMMENTS

West Atlantic City Location! Welcome to your water view sanctuary at this bay community! Nestled just steps away from the serene Lakes Bay, this exceptional home offers more than just a residence—it's a gateway to an active outdoor lifestyle. Enjoy access for windsurfers, kayakers, and all water sports enthusiasts. With marina facilities nearby, the possibilities are endless. Step inside to discover a haven of comfort and convenience. Featuring owned solar panels, gas hot water baseboard heat, and a spacious garage with a dedicated work area, this home is designed to support your active lifestyle. Retreat to multiple rooms and porches to bask in breathtaking sunrises and sunsets, while impact sliding doors and retractable awnings blend style with energy-saving functionality. Experience the versatility of this home, with a potential 3rd bedroom currently utilized as a loft/office area. Let the photos speak for themselves as you envision the unparalleled beauty and functionality that await you at this bay community. Embrace a life of leisure, adventure, and unparalleled comfort—all within reach. Property part of Egg Harbor Township, located in the West Atlantic City Section. Schedule your appointment today!

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Paved Road Porch Sidewalks	ParkingGarage Attached Garage Auto Door Opener One Car	OtherRooms Dining Area Great Room Laundry/Utility Room Loft Workshop
<p>Appliances Included Dishwasher Dryer Gas Stove Refrigerator Washer</p>			
<p>Basement Outside Entrance Unfinished</p>			
<p>Heating Gas</p>			
<p>Water Public</p>			
<p>Sewer Public Sewer</p>			



Ask for Troy Eggie  
Berger Realty Inc.  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email: [tde@bergerrealty.com](mailto:tde@bergerrealty.com)

