

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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Ocean City, NJ 08226  
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**32 Pelham**  
**Longport, NJ 08403**

**Asking \$1,649,000.00**



SJSRMLS

## COMMENTS

THE PERFECT BEACH COTTAGE WITH AN AMAZING, FIRST BLOCK NORTH, LONGPORT LOCATION. Situated on an OVERSIZED 65'\x62.5' lot!! Great front porch to enjoy the ocean breeze that you will never want to leave. Awesome backyard with huge deck, outdoor shower and fenced-in yard with plenty of room for summer barbecues and entertaining!! Bright living room, spacious dining room with access to the deck/yard and kitchen. Three large bedrooms and one full bath, laundry room with newer washer and dryer. One-car attached garage/extra den/bedroom! AMAZING OPPORTUNITY to renovate, lift or BUILD YOUR DREAM HOME with potentially over 3,000SF of living space, pool, bayviews AND elevator! You can't beat it. Start enjoying those summer memories at the shore!!

## PROPERTY DETAILS

|                 |                 |                         |                  |
|-----------------|-----------------|-------------------------|------------------|
| OutsideFeatures | ParkingGarage   | OtherRooms              | InteriorFeatures |
| Curbs           | Attached Garage | Dining Room             | Storage          |
| Deck            | See Remarks     | Great Room              | Walk In Closet   |
| Enclosed        | Outside         | Laundry/Utility Room    |                  |
| Shower          |                 | Primary BR on 1st floor |                  |
| Fenced Yard     |                 |                         |                  |
| Outside Shower  |                 |                         |                  |
| Porch           |                 |                         |                  |
| Sidewalks       |                 |                         |                  |



Ask for Joanne Kelly  
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Cooling  
Ceiling Fan(s)



Water  
Public

Sewer  
Public Sewer