

# Berger Realty

Since 1928



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



**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 Sean McGinnis  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: smc@bergerrealty.com

Cooling  
Ceiling Fan(s)



Water  
Public

Sewer  
Public Sewer