



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



Asking \$1,649,000.00

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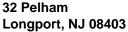














## **COMMENTS**

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 Curbs Deck Fenced Yard **Outside Shower** Porch

Sidewalks Enclosed Outside

ParkingGarage Attached Garage See Remarks

OtherRooms Dining Room Great Room Laundry/Utility Room

InteriorFeatures Storage Walk In Closet

Primary BR on 1st floor



Baskefor Valerie Valegoing Crayer Realty Inc Forced Air 109 E 55th St., Ocean City Call: 609-399-4211

Email to: vlv@bergerrealty.com

Water Sewer **Public Public Sewer**  Cooling Ceiling Fan(s)

