

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



3012 West  
Ocean City, NJ 08226

Asking \$800,000.00



## COMMENTS

Here's the shore home you've been looking for! This three bedroom, two bath, 1st floor home is convenient, comfortable and cared for! Located very close to the 34th Street bridge, you'll be within walking distance to Acme, restaurants, ice cream, miniature golf, and a huge playground. You'll enjoy all the comforts this home offers, such as a wide covered front porch - perfect for dining and relaxing - with Polywood furniture, a spacious great room with a gas fireplace, and plenty of dining room space for the whole family. Three bedrooms and two baths offer carpeting, plenty of closets, and the rear two bedrooms open onto another wide, covered deck. Parking is a breeze with at least two (possibly three) off-street parking spaces. Your private, locked storage area is massive, with Trex flooring throughout the entire area. Come and check it out and you'll be thrilled with this opportunity!

## PROPERTY DETAILS

|             |                |                      |                       |
|-------------|----------------|----------------------|-----------------------|
| Exterior    | ParkingGarage  | OtherRooms           | InteriorFeatures      |
| Vinyl       | None           | Dining Area          | Kitchen Center Island |
|             |                | Great Room           | Master Bath           |
|             |                | Laundry/Utility Room | Pets Allowed          |
| Heating     | Cooling        | Water                | Sewer                 |
| Gas-Natural | Ceiling Fan(s) | Public Water         | Public Sewer          |
|             | Central        |                      |                       |

Ask for John McElhiney  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jjm@bergerrealty.com

