

# Berger Realty

Since 1928



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



5320 Simpson Avenue  
Ocean City, NJ 08226

Asking \$1,099,000.00



## COMMENTS

Welcome to 5320 Simpson Ave, an incredible opportunity to own a 4 bedroom, 2.5 Bath single family home, a short walk away from the Beach for the price of a Condo! This 2 story gem located in the desirable Ocean City Homes neighborhood boasts a primary suite with walk-in closet and full bath on the first floor with hardwood floors throughout, fully-equipped kitchen and full-size laundry room, 2 year old HVAC system, James Hardie siding, enclosed back porch, and a spacious backyard all nestled in a 55x115 lot. Plenty of off street parking and only a block away from the 52nd street playground, this is a great location for any family to build lasting memories, or for an investor looking to expand on their portfolio. Truly a must see opportunity!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
See Remarks	Enclosed	Outside None	Laundry/Utility Room
	Shower		Primary BR on 1st floor
	Porch Enclosed		Storage Attic
	Porch Screened		
	Shed		

InteriorFeatures	AppliancesIncluded	AlsoIncluded	Heating
Carbon Monoxide Detector	Dishwasher	Furnished	Forced Air
	Dryer		Gas-Natural
	Electric Stove		
	Refrigerator		
	Self Cleaning Oven		
	Washer		
	How many Electric	Public	



Ask for Joe Young  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076

Email to: jty@bergerrealty.com

