

# Berger Realty

Since 1928



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



306 Bayou Terrace  
Ocean City, NJ 08226

Asking \$1,550,000.00



## COMMENTS

Calling all bayfront buyers! Here's your chance to own a sensational waterfront corner townhome with endless views. Amenities feature cedar impression vinyl siding, private garage, outside shower, three spacious wraparound decks with post card views of the bay and wetlands, just a few steps to the brand new bulkhead and floating dock system, 30 ft boat slip, 4 bedrooms, 3.5 baths, ground level bedroom with full bath and access to rear deck, breathtaking living area with views from every angle, fireplace, fully appointed modern kitchen with large L-shaped bar countertop and stainless steel appliances, spacious top floor bedrooms with vaulted ceilings and so much more. Association fees include liability and flood insurance, management, exterior maintenance and trash. The property is not rented and used as a second home only. Make years of family memories a reality here at 306 Bayou Terrace...

## PROPERTY DETAILS

|                           |                                  |   |                        |
|---------------------------|----------------------------------|---|------------------------|
| Exterior<br>Vinyl         | ParkingGarage<br>Attached Garage | OtherRooms<br>Dining Area<br>Dining Room<br>Laundry/Utility Room<br>Recreation/Family | Heating<br>Gas-Natural |
| Cooling<br>Ceiling Fan(s) | HotWater<br>Electric             | Water<br>Public Water   | Sewer<br>Public Sewer  |



Ask for Leon Grisbaum  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to:

