

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1312 Bay  
Ocean City, NJ 08226

Asking \$1,049,000.00



## COMMENTS

Come fall in love with this 3 bed, 2.5 bath single family home that preserves the perfect mix of desirable Ocean City charm with just the right amount of modern touches. You'll be welcomed immediately by a brand new kitchen and dining area that leads right out to your back yard paradise. This is the perfect home for entertaining family and friends. Ask your guests for the secret password to enter your own back yard bar! An absolute must see, and all for less than a condo! Choose your place to relax and unwind after a long day at the beach with brand new mini-split air conditioning throughout! This property is just gorgeous and walkable to everything! The beach, boardwalk, downtown shops, playground, restaurants, and so much more! Do not pass on this one without seeing it in person. Plan your day trip now!

## PROPERTY DETAILS

|                                                             |                                                                                                                     |                                                 |                                                                                                                  |
|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                           | OutsideFeatures<br>Cabana<br>Deck<br>Fenced Yard<br>Outside Shower<br>Patio<br>Shed<br>Sidewalks                    | ParkingGarage<br>See Remarks                    | OtherRooms<br>Dining Area<br>Dining Room<br>Eat In Kitchen<br>Florida Room<br>Great Room<br>Laundry/Utility Room |
| InteriorFeatures<br>Bar<br>Kitchen Center Island<br>Storage | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>Curtains<br>Furnished | Heating<br>Baseboard                                                                                             |
| Cooling<br>Wall Units                                       | HotWater<br>Gas                                                                                                     | Water<br>Public                                 | Public Sewer                                                                                                     |

