



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com



Asking \$849,000.00

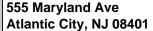














## COMMENTS

RARE OPPORTUNITY come own this unique waterfront home!! This property includes 50 ft riparian rights on the Delta Basin, total of 5 deep-water boat slips, two 40ft & three 28ft floating docks, which can be rented. LOCATION LOCATION a short drive from Gardeners Basin, the Casinos, Beaches & Boardwalk. Main house 3 bedrooms & 3 baths, includes 2 suite bathrooms on the 2nd & 3rd flr. Additional 1 bedroom in-law suite on the top floor with full kitchen, bathroom & laundry. Breathtaking waterfront views from the many balconies. Large windows capturing the scenic skyline. Also a full bath on main level for boaters access to storage/garage, Upgrades include a new roof, boiler, & HVAC. Sold as-is, furnished or unfurnished short term rental potential! This home is a rare find, Come see today!

OutsideFeatures Bay View Boat Slip Deck Patio Porch PROPERTY DETAILS ParkingGarage OtherRooms Attached Garage Den/TV Roor Three or More Cars Dining Area

Den/TV Room Dining Area Eat In Kitchen Kitchen Laundry/Utility Rm Living Room Storage Attic Heating Baseboard Hot Water



Water Sewer PuRisk for Jeff HaasPublic Sewer Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: jsh@bergerrealty.com

