

# Berger Realty

Since 1928



Berger Realty, Inc.  
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705 4th  
Ocean City, NJ 08226

Asking \$849,000.00



## COMMENTS

Nestled in Ocean City's historic district, this charming 3 bedroom, 1.5 bath beach house has been thoughtfully updated while preserving its classic character. Owned by the same family for 62 years, it offers a rare opportunity to own a piece of local history. The covered front porch invites you to unwind, leading into a bright living area filled with natural light and complete with a fireplace. The kitchen includes an island, pantry for extra storage, and a spacious dining area perfect for gatherings. Off the kitchen, a large half bath doubles as a laundry area for added convenience. Upstairs, three comfortable bedrooms offer plenty of space for the family, along with a beautifully tiled full bath. Above the bedrooms on the 3rd floor there is a versatile loft which can provide added space for sleeping or a recreational area. In addition, there is a large private deck off the master bedroom. Outdoor spaces enhance the home's appeal, featuring a new enclosed outdoor shower and room for a seating area, storage, and grilling. Set in a prime location, leave the car at home and enjoy a short walk to the beach, boardwalk, parks, shopping, and a variety of dining options. A must-see for those looking for the perfect blend of history, charm, and modern upgrades!

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Enclosed Shower Porch Side Walk	ParkingGarage None Outside	OtherRooms Den/TV Room Dining Area Eat In Kitchen Laundry/Utility Room
<p>Ask for D. James House Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email: djh@bergerrealty.com</p>			
<p>Appliances Included Dishwasher Dryer Microwave Refrigerator Self Cleaning Oven Washer</p>		<p>Heating Electric Forced Air</p>	



HotWater  
Gas

Water  
Public

Sewer  
Public Sewer