

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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**599 1st Ave**  
**Beesleys Point, NJ 08223**

**Asking \$529,000.00**



## COMMENTS

BACK ON THE MARKET, BIG PRICE ADJUSTMENT! Now is your chance to own a slice of Beesley's Point! Brand new septic, roof is less than 5 years old, HVAC and hot water tank less than 10 years old. With some TLC, you can bring the solid hardwood floors back to their glory days. The bonus room on the ground level can be used as an office, play room, or guest bedroom. Only .8 miles from the Beesley's Point Beach where you can unload your paddle board or drop your boat in for a sunset cruise. This 3 bedroom split-level will one day be walking distance to the planned "waterfront hotel, marina, retail shops and a housing complex" at the formerly B.L. England Generating Station. Although the completion of this resort may be years down the road, being lucky enough to jump at the opportunity to own a home here would be an excellent investment. For seasonal residents looking for a shore home, Beesley's Point, also known as "West Ocean City", is the perfect place to be. Living in a place like Beesley's Point year round will bring you a life of ease. You are close proximity to the fantastic Upper Township Elementary and Primary schools. Children attending the Upper Township School System will go to Ocean City High school where you can hear the waves crashing during gym class. Top soil and grass seed has been laid where new septic was installed.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick Face	Deck	One Car	Den/TV Room
Stucco			Dining Area
Vinyl			Florida Room
			Laundry/Utility Room

AppliancesIncluded  
 Dishwasher  
 Dryer  
 Gas Stove  
 Refrigerator  
 Washer

Basement  
 Crawl Space

Ask for John McElhiney

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Heating  
 Forced Air  
 Gas-Natural



HotWater  
 Gas

Water  
 Well

Sewer  
 Private